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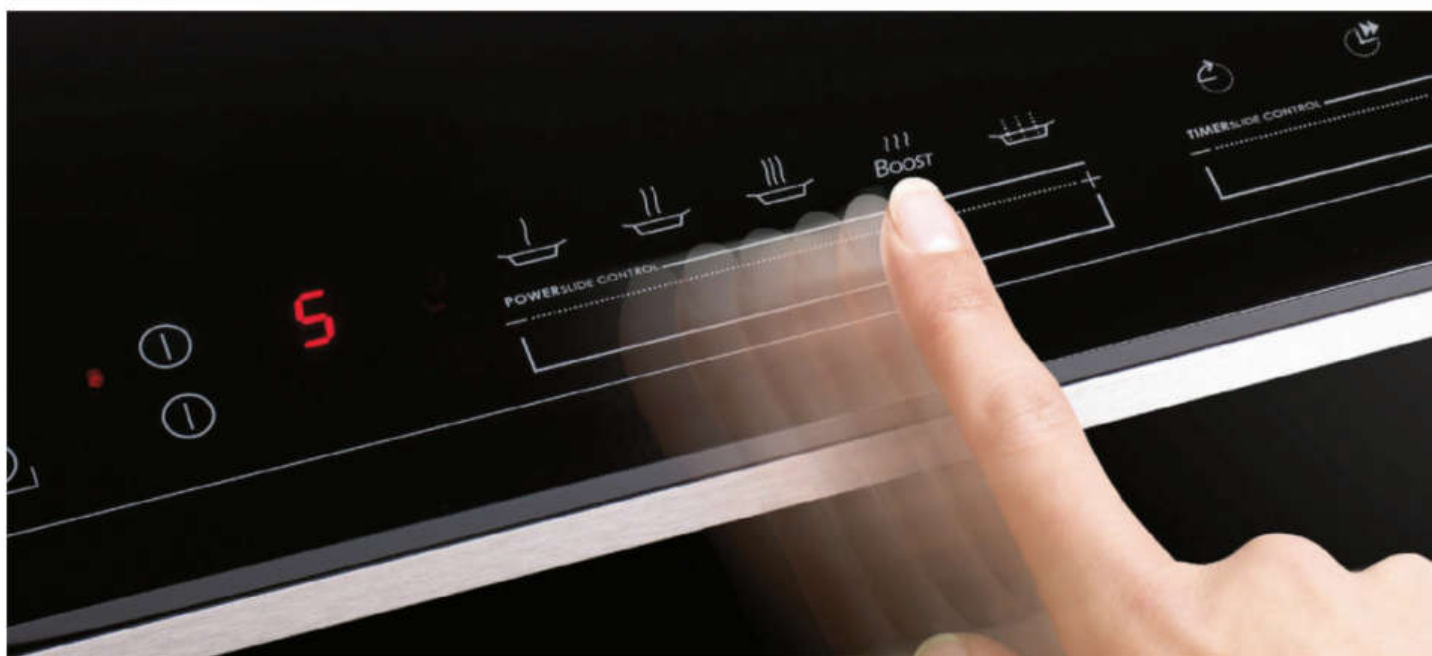
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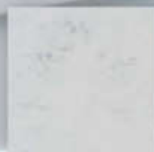
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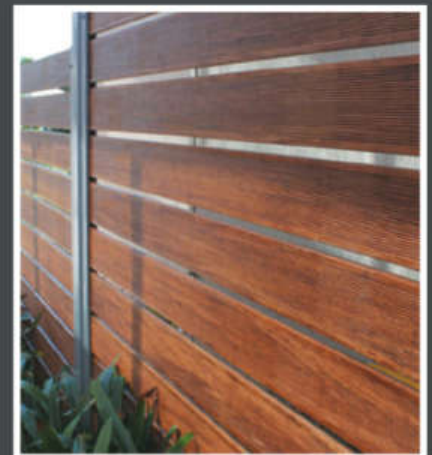
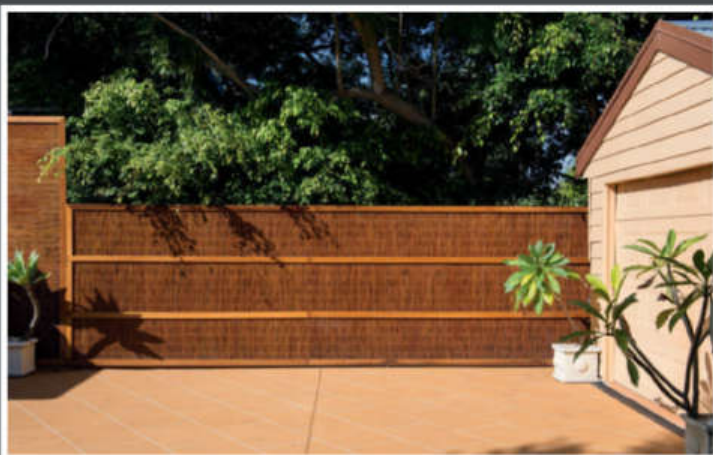
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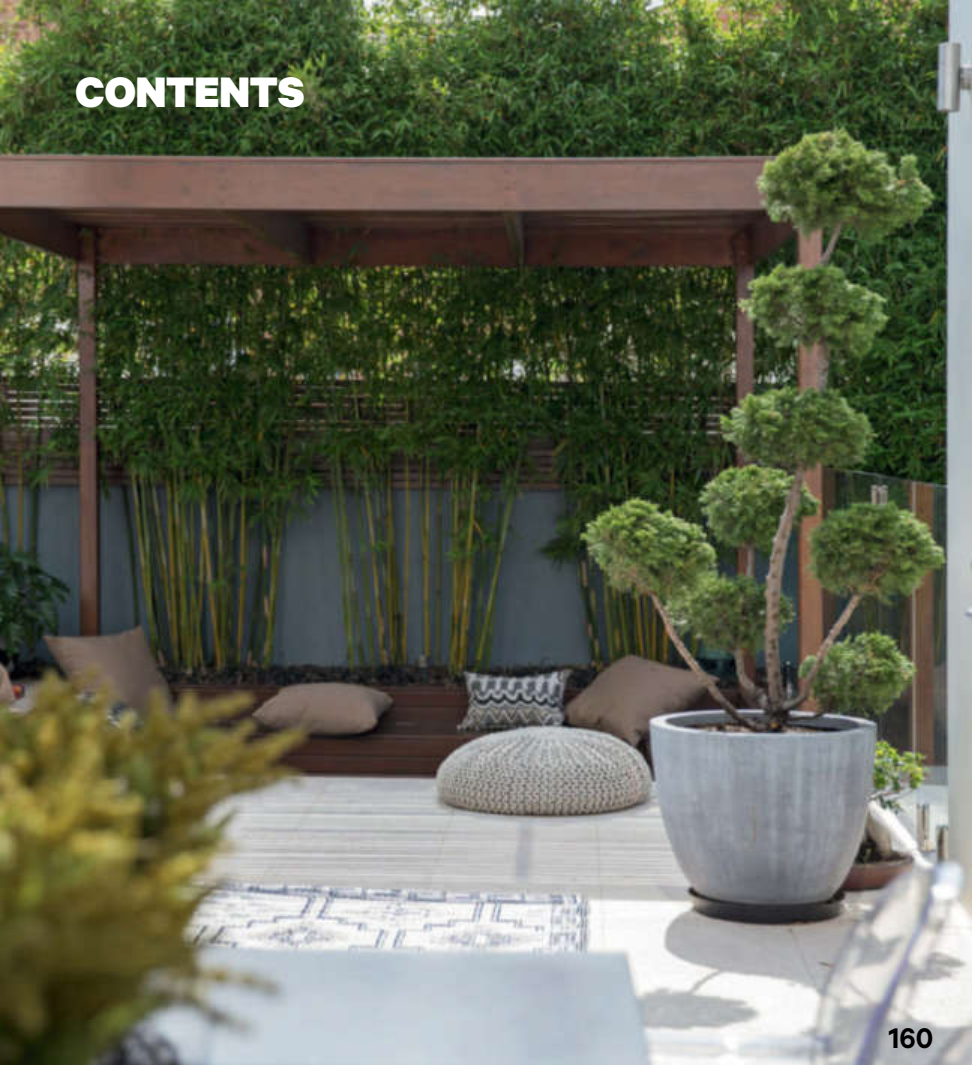
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*“A lot has been achieved in a very small space. There are distinct rooms that feel very separate to each other, but also very connected.”*

– Matt Leacy, Landart Landscapes and Pools

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# ARCHITECTS & BUILDERS

*Design inspiration for your dream home*



A modern kitchen with a glass-enclosed upper level and a large island. The kitchen features light-colored cabinetry, a white countertop, and a large island with a white countertop and a blue base. The upper level is enclosed with glass and has a black metal railing. The ceiling is white with recessed lighting. The overall design is clean and modern.

As shown in the sleek kitchen, this family home prioritises space, and there's plenty of it for this young family.

# Out of the square

*A family home gets a modern twist with clean lines, wide open spaces and a touch of luxury*

**Photography:** Marian Riabic





**A** vacant block of land presents the opportunity to create something special without any of the hindrances that occur when a pre-existing structure lies in the way of your new abode. And that's exactly what this Bella Vista, Sydney, home was afforded.

In a typical family residence, occupants tend to live on top of each other and spaces are filled to the brim. This modern take on a family home prioritises space, and there's plenty of it for a couple with two young children. "The client wanted a spacious house in which they would feel comfortable," says Nino Sanzari from Starr Constructions.

Beginning from scratch, there was a considerable amount of work to be completed, including a cinema, multi-car garage, courtyard, living and kitchen area, laundry, lounge room, dining room, four bedrooms and five bathrooms. Luckily, they were able to avoid calamities along the way. "There

**ABOVE & BELOW** The pool includes a spa and cabana-style structure where swimmers can escape from the hot summer sun.





The outdoor space include a spa and gardens overflowing with green foliage.







**ABOVE** A neutral colour palette complements the open nature of the home.

**RIGHT** A timber floating staircase introduces an organic element into the home, serving as a central feature of the house.

were no obstacles,” admits Nino.

The brief focused on the creation of a sleek space, so a neutral colour palette was used to complement the open nature of the home. Furnishings in beige and brown with hints of silver and marble exude a calming atmosphere throughout. A timber floating staircase introduces an organic element into the home, serving as a feature of the house. The staircase also provides a view of the landscaped garden and pool, which includes a spa and cabana-style structure where swimmers can escape from the hot summer sun.

Boasting gardens overflowing with green foliage, this home offers the family the perfect weekend escape to enjoy time outside together, as well as many private nooks where each person can relax and unwind. What more could anyone want from their family home? **BH**

## more info?

Starr Constructions Pty Limited  
02 9822 7799  
[starrconstructions.com.au](http://starrconstructions.com.au)



The outdoor areas include a section for undercover dining, decking and of course the bright, periwinkle-blue pool.

# Night and day

*Creating comfort from sunrise to sunset*





**ABOVE** The family kitchen has all the trimmings with stainless-steel appliances and a breakfast bar for ease on weekday mornings.

**RIGHT** The house was built with day-to-day function and weekend recreation for the entire family in mind.

**A** home for a busy family had to transform from nine-to-five convenience during the week to relaxed comfort on the weekend. It also had to cope with four people in the kitchen trying to have breakfast and get out the door on time in the morning, to a place where guests could enjoy a formal dinner on the weekend.

This home, built by Starr Constructions, caters for exactly this set-up. Clients approached the builders to help them create a house where comfort was the main priority seven days a week.

The design is split over three levels. The first features the family, kitchen and alfresco living







## COMFORT AND CONVENIENCE

*Starr made sure each space was as large as it could be as the shape of the land is small and narrow.*

**LEFT** The property is situated in north-western Sydney with views across the Putney Peninsula and beyond.

**BELOW** The alfresco area is simple yet stunning, allowing comfort for the homeowners in all types of weather.

areas. These spaces are functional in that the open-plan living design has an easy flow while retaining that comfort element.

A floor-to-ceiling glass wall along the living and alfresco area gives a gorgeous view of the pool. This works to let in as much natural light as possible and emphasise the open feel. A home theatre also features on this level.

The second level incorporates the bedrooms and bathrooms, with the master bedroom set on its own level above. The master suite includes a fabulous private terrace which captures stunning views at night. The entire home has a very light feel. Glass has been used to tie areas together and Starr made sure each space was as large as it could be as the shape of the land is small and narrow. A very large garage was also built, creating plenty

of room not only for cars, but storage, too.

Starr Constructions worked with a draftsman and tradesmen to form a tight team. This was absolutely integral to the outcome of the home and giving the clients exactly what they wanted. Because the site was such a small block, it was also important Starr had a close relationship with the clients as there were many points where they had to trust the builder's judgment and experience.

Starr has won many awards for its projects, including the HIA and MBA Excellence in Housing Award in 2006/2007. The company's portfolio consists of new prestige homes that have been built with luxury appointments, design and quality craftsmanship. This home is no different, with everything built to perfection. **BH**

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# Prime position

*Despite being situated on an exposed corner site, this tri-storey design still encourages privacy and embraces its uninterrupted water views*







The exposed corner site, despite its position, still allows for privacy.





**T**he brief from the owners of this wedge-shaped corner block was to create a large open floorplan in a modern three-level home design that not only addressed all facades of their block, but also maximised their beautiful water views. As this was an open corner site not hemmed in by homes on either side, there was greater design freedom as the home would be visible from all sides.

Designed by Douglas Design and crafted by boutique builder Benchmark Homes, the unique residence features a multitude of modern inclusions for today's lifestyle, in addition to a large private entertainment area and landscaping. The home's contemporary design aesthetic flows throughout all four elevations on the exposed corner site, which, despite its position, still allows for privacy.

The critical point with the final design was to build the garage in the basement area, allowing the ground floor to maximise the stunning, uninterrupted water views from its terraces and balcony. Positioning the double garage under the home meant the homeowners still had the

**ABOVE** The ground floor maximises the stunning, uninterrupted water views from its terraces and balcony.

**RIGHT** The home's contemporary design aesthetic flows throughout.

**OPPOSITE PAGE TOP** The owners enjoy a large private entertainment area.

**OPPOSITE PAGE BOTTOM** The design of all of the bedrooms is refreshingly light and open.

convenience of direct street access.

All the latest modern materials have been incorporated to gain the maximum environmental benefit for the owners, with glazing, insulation, water retention, photovoltaics and solar heating all combining to achieve a home that not only exudes comfort, but is affordable, too. **BH**

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## BEACHSIDE SIMPLICITY

A light colour palette and natural timber posts helps this home blend into its surroundings and disguise its bulk while maintaining a simple beach feel.





A photograph of a modern beach house at dusk. The house has a dark blue or teal exterior with a white roofline. A large window is visible, and a decorative screen with a pattern of irregular, organic shapes is placed in front of it. The interior lights are on, and the screen is illuminated from within, creating a warm glow. The house is surrounded by lush greenery and a path of large, flat stones leads towards it. The overall atmosphere is serene and modern.

# Keeping it in the family

*Memories of fun family holidays inspired the build of this “small” beach house that the whole family can enjoy*



## BEACHSIDE SIMPLICITY



**ABOVE** A spacious open living and entertaining area with dining, family and kitchen serves directly onto the north-facing balcony deck, which provides a tranquil area to enjoy family barbecues.

**OPPOSITE PAGE** Many of the existing Moonah trees at the rear were retained and the new entertaining area blends into its canopy.

**RIGHT** The kitchen on the upper floor is large enough to handle meals when the extended family visits.

**T**his 962m<sup>2</sup> vacant block of land, just 400m from the beach at Rye, on Victoria's Mornington Peninsula, was part of a 1788m<sup>2</sup> block containing this old family holiday home, where the homeowners enjoyed many summers while growing up. The siblings decided to remove the old home, divide the larger block and separate this block, with a plan to build three small beach homes.

The clients' wish list was quite comprehensive as they wanted their extended family to be able to enjoy the lifestyle they had loved so much themselves, which in turn added to the footprint of the "small" beach home.

The aim was to create a home that could accommodate the owners in retirement, with enough room to cater for the extended family and all their toys on weekends and holidays,







*The aim was to create a home that could accommodate the owners in retirement, with enough room to cater for the extended family and all their toys on weekends and holidays, while retaining an unobtrusive beach home feel.*

while retaining an unobtrusive beach home feel. Many of the existing Moonah trees at the rear of the L-shaped property were to remain and the new entertaining area was designed to blend into its canopy.

The main living areas and master bedroom were kept on the upper floor, which was designed to be just under a full flight of stairs above the entry level. This floor has a spacious open living and entertaining area with dining, family and kitchen serving directly onto the north-facing balcony deck, which is covered under the main roofline and provides a tranquil area to enjoy family barbecues.

Two bedrooms and a bathroom were positioned on the entry level, leaving the lower floor to house two additional bedrooms, bathroom, sitting area, games room, laundry and study. The carport was dug in and lockable storage added to the side.

A combination of separating extra accommodation areas, digging the home in, reshaping the sandy block, splitting the levels and softening the pitch, complemented by a light colour palette and natural timber posts, helps this home blend into its surroundings and disguise its bulk while maintaining a simple beach feel. **BH**

## **more info?**

Graeme Alexander Homes

03 5975 4561

[gahomes.com.au](http://gahomes.com.au)



# Got it all

*The combination of a clever design team and a centrally located block results in a building that provides for its residents while also complementing its environment*

Photography: Reg Blunt of EMB Photographics

The kitchen boasts a clean, contemporary design with a white palette that contrasts beautifully with the timber floorboards.



The block has an incredible street presence and is perfectly located in the heart of Enmore.



**K**nown for its live performance and restaurant culture, Enmore in Sydney's inner west offers a unique display of elements both young and old. The streets are lined with quaint heritage-style homes while the walls of buildings are covered in graffiti — a characteristic that has been turned into a feature of this new development.

*Bold accent pieces pay homage to the graffiti that now marks the walls of this new block.*

Inspired by the vibrancy of the graffiti-covered walls and the retro feel of the surrounding area, ACG Building, together with Alec Pappas Architects, transformed a neglected commercial building into a multifunctional, four-storey hub in Enmore's town centre. With commercial spaces on the ground floor, the top levels host one- and two-bedroom apartments that evoke a modern,

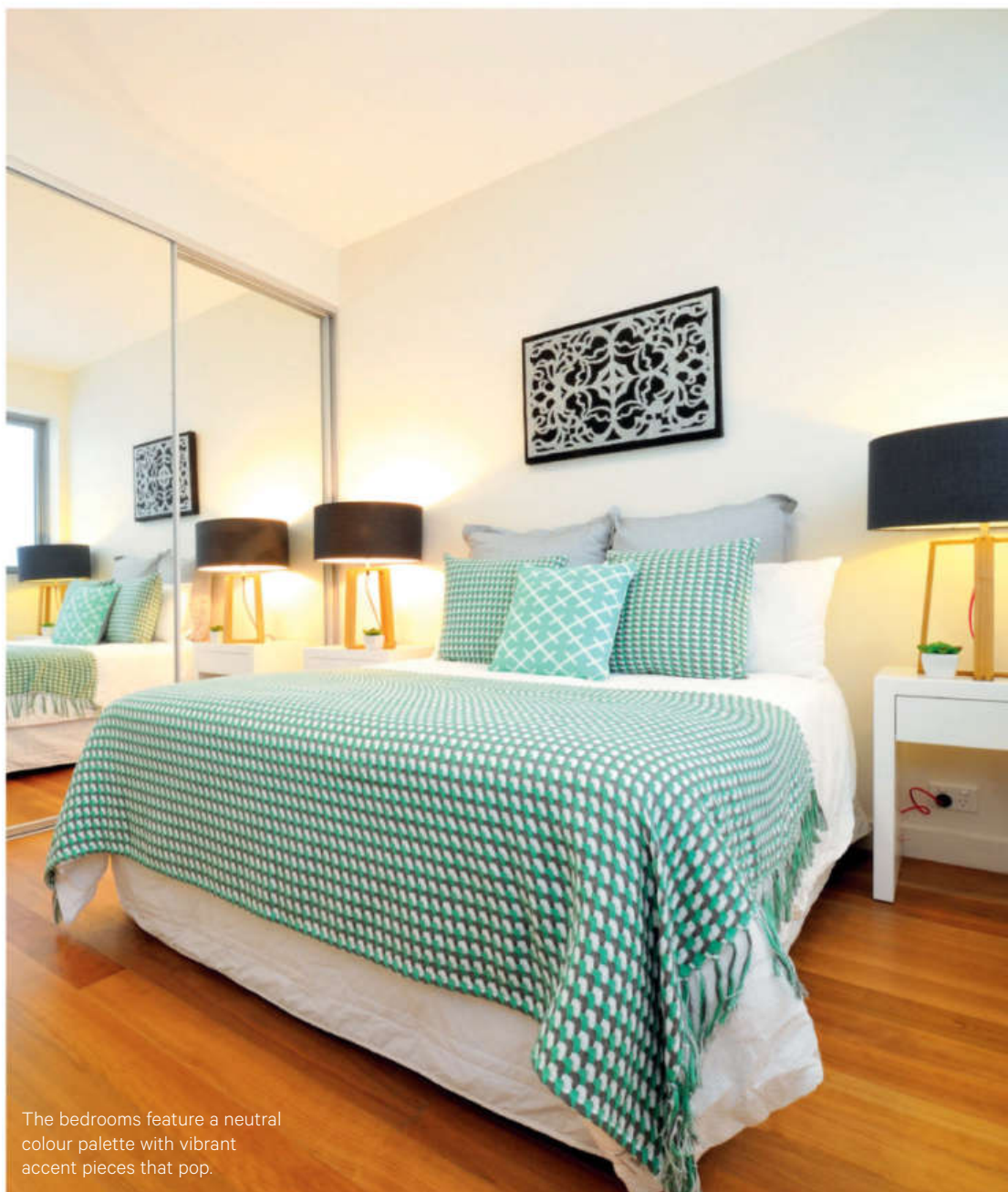
The open-plan living area creates a spacious, bright and comfortable environment for the whole family to enjoy.







Skylights in the bathroom make use of natural light.



The bedrooms feature a neutral colour palette with vibrant accent pieces that pop.

industrial feel with light-filled interiors and contemporary furnishings. Bold accent pieces pay homage to the graffiti that now marks the walls of this new block.

Not only are the apartments' interior finishes something to rave about, but the building materials and fixtures are first class. The building's concrete-constructed walls look exquisite from street view and complement the building's industrial style.

On the inside, heavy-duty insulation was added to soundproof each apartment from the noisy streets, as well as to help maintain the temperature of the interior. Double-glazed windows also contribute to each apartment's insulated qualities and skylights were added in the top two units to make full use of natural light.

While Peter Phokos of ACG Building admits

there were numerous challenges to overcome during the building process — such as the need to strengthen the building's foundations, run gas, electricity and water lines to the new floors, and ensure the retro, industrial style was maintained throughout the block — he and his team are incredibly happy with the end result. The building suits its location yet reflects the modern era in which it was built and, most importantly, provides a light, bright, comfortable home for the new residents in the centre of a vibrant Sydney suburb. **BH**

## more info?

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*Pictured: Dowell ThermaLine™ sliding door.*

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Dowell has been creating innovative window and door solutions in Australia, since 1860. Holding true to its name, Dowell ThermaLine™ heralds a new era in affordable, energy efficient windows and doors.

HIA Judges stated; "ThermaLine™ windows are a **versatile, high performing** and **cost effective** aluminium window range. The new Dowell ThermaLine™ frame has a similar thermal performance to the installed glass. With  $U_w$ -values\* as low as 1.7, the windows are rated the best in its class, ...designed to be a cost effective solution for energy savings to the residential housing market."

## Dowell ThermaLine™ ASTHMA FRIENDLY

Dowell ThermaLine™ windows and doors are double glazed, thermally broken aluminium frames that are approved by the National Asthma Council Australia's **Sensitive Choice®** program.

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Dowell ThermaLine™ ENERGY EFFICIENT WINDOWS AND DOORS		
Product	Number of products rated by WERS	Dowell ThermaLine™ ranking
Awning window	7,016	* <b>Top 6</b> windows are Dowell ThermaLine™
Sliding window	19	* <b>Top 5</b> windows are Dowell ThermaLine™
Sliding door	6,580	* <b>Top 4</b> doors are Dowell ThermaLine™

\* As verified by the Windows Energy Rating Scheme (WERS). Reference source: WERS [online] Available: [www.wers.net.au](http://www.wers.net.au), based on thermally broken aluminium windows and doors (13 November 2014)

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**FAMILY FAVOURITE**

# Perfect match

*Frustrated by their fruitless search for the ideal family home, these homeowners realised that having their new home designed especially for them was the best way to have everything they'd imagined — and more*

Photography: Digital 1 Photography







Being one of the first homes built in a new subdivision of Kellyville, it had to fit on a vacant suburban block and not look like your “typical project home”.









Sometimes the only way to get exactly what you want in a home is to have it designed especially for you so that it's precisely how you dreamed it would be. This thought process led this young family of four (which has since grown to five) to Bruce Fyffe, designer/manager of Fyffe Design Services.

"My clients could not find a project home design that satisfied their requirements and had everything they wanted," says Bruce. "Any variations to existing designs were expensive and at the end of the day, they would still live in a project home. So they came to me with a simple brief: a layout that suited their family and could also accommodate four large cars."

Their wish list was for a five-bedroom home plus study, with three living areas, integrated pool and a secure four-car garage with drive-through access. Being one of the first homes built in a new subdivision of Kellyville, in Sydney's north-west, it had to fit on a vacant suburban block and not look like your "typical project home".

According to Bruce, the house was difficult to design when it came to solar access for the living areas as the land faces north, and living spaces are traditionally at the rear so they can flow to the backyard. "I located the pool along

**OPPOSITE PAGE TOP** Opening up the side yard and locating the pool here means the living area obtains winter morning sun.

**ABOVE** The house was difficult to design to allow solar access for the living areas as the land faces north.

**LEFT** The clients' wish list was for three living areas.

**OPPOSITE PAGE BOTTOM** The modern bathroom utilises a clean and modern colour palette of black and white.

the eastern side of the property to allow the winter morning sun into the living sectors, and also to enable the parents to keep an eye on their two active sons when they are in the pool," says Bruce.

Opening up the side yard and locating the pool here meant the living area would obtain winter morning sun, and also receive some cross-flow ventilation in summer.

"This family home has not only been designed to suit the site, but also individual requirements," says Bruce. **BH**

## more info?

Fyffe Design Services

02 9634 3600

[fyffedesignservices.com.au](http://fyffedesignservices.com.au)



**Sanctum** *noun* sanc·tum \ 'saŋ(k)-təm\

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2. an especially private place or retreat  
<the inner sanctum>



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## VALLEY VISION

The sandstone-clad front entry sets the tone for the modern aesthetic.



Photography: Danny Kildare





# Bringing the outside in

*This growing family now enjoys a modern home that maximises superb valley views and merges indoors and out*





*It demonstrates a high level of detail to both internal and external finishes and a great connection between the house and pool.*

**J**akin Construction Group worked with Sally McCosker Architecture to produce a beautiful modern three-level home with large, open living spaces for a growing family. Like all Jakin homes, it demonstrates a high level of detail to both internal and external finishes and a great connection between the house and pool, so that the homeowners can make the most of the outdoor area and move easily between the two spaces.

Built on a very steep site, the house has been designed to blend in with its surroundings and the open-plan living maximises views to the

valley's bushland. The highlight windows, combined with high ceilings, not only offer a unique feature for the home, but also help emphasise the sweeping valley views.

The sandstone-clad front entry and suspended recycled timber bridge to the front door create instant street appeal and set the tone for the modern aesthetic.

In the design process of the home, set over 480m<sup>2</sup>, the client requested that all bedrooms be on one level and that an open-plan design be used in communal spaces to showcase the views of the surrounding valley. In order

to achieve this, the Jakin team carefully considered each level of the residence, and also built up the terrace lawn levels.

Large open-plan living spaces were accomplished by using composite building products to achieve greater spans. These living areas were placed on the middle level, which connects directly to the pool and pool terrace. In contrast, the bedrooms have been placed on the lower level, where family members can retreat to more private locations when needed, and the temperature stays consistent.

To promote green living, Jakin has included





**OPPOSITE PAGE** The Jakin team built up the terrace lawn levels.

**ABOVE** An open-plan design was used in the communal spaces to showcase views of the surrounding valley.

**LEFT** Highlight windows emphasise the sweeping valley views.



## VALLEY VISION

There's a strong connection between the interior and the spacious outdoor area.







**ABOVE** The design of every space maximises the valley bushland views.

**LEFT** The suspended recycled timber bridge to the front door creates instant street appeal.

water storage for on-site re-use for facilities including toilet flushing, pool top-ups and irrigation. In addition, the home's extensive use of insulation throughout keeps each room at a constant temperature and reduces the need for extra heating or cooling. The overall design also incorporates cross ventilation to ensure the home stays naturally cool during summer.

As the property is located in a high bushfire zone, special consideration was made to address material selection and construction methods during the design and construction process.

Even with a steep site to work with, the Jakin team has created a strong connection between the inside and the spacious outdoor area. Frameless glass fencing around the pool and outdoor space ensures unobstructed views of the surrounding area can be enjoyed while the family plays or entertains in this space. **BH**

## more info?

Jakin Construction Group  
1300 769 424  
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## ENERGY-EFFICIENT EXCELLENCE

A plywood timber feature ceiling can be found to the dining area and kitchen.



# Design of the times

*With energy efficiency at the top of the list, these homeowners now have a home that responds exceptionally well to the environment*

Photography: Brett Boardman

**B**almain, in Sydney's trendy inner west, is not only home to an abundance of chic cafes, but also a multitude of historic workers' cottages, some of which have been updated, while others remain in their natural state. This dilapidated fibro, single-front dwelling has now been transformed into a four-bedroom, contemporary family residence that exceeds the owners' brief for a two-storey home with natural ventilation that is, most importantly, energy efficient.

Designed and built for a family with two young children, the home's high level of design and detailing allows for flexibility of both use and space, while taking advantage of every available passive design opportunity on-site. "It is a very inexpensive building to operate due to the high initial investment in design, glazing, lighting and heating," says Frank Sciacca, director of SFN Constructions, the company responsible for the build.

Designed by David Mitchell Architects, the lightweight timber structure has a concrete spine that runs through it. The building was designed to maximise solar gains and allow cross ventilation throughout the entire house

within a tight urban subdivision pattern. Thanks to the use of both double and single low-E glazing, the home requires very minimal heating and cooling, as shown in its BASIX energy score of 53. Combined with high levels of insulation and excellent cross ventilation, the residence only requires additional heating and cooling on a handful of days throughout the year, which pleases the homeowners immensely, as they insisted that their new home does not utilise air conditioning.

The plan of the home has been carefully considered to use all of the site's potential solar opportunities. Living spaces are naturally lit from both ends by large expanses of operable glazing, which precludes the need for artificial lighting during the day. A central courtyard allows natural light and ventilation to penetrate into the middle of the building. An off-form concrete wall to the courtyard keeps this external space cool during summer and warm in winter due to its excellent thermal lag properties.

All north-facing windows to the living areas are set back by varying amounts, depending on the depth of the overhang, to offer light penetration in winter and

block the harsh summer sun.

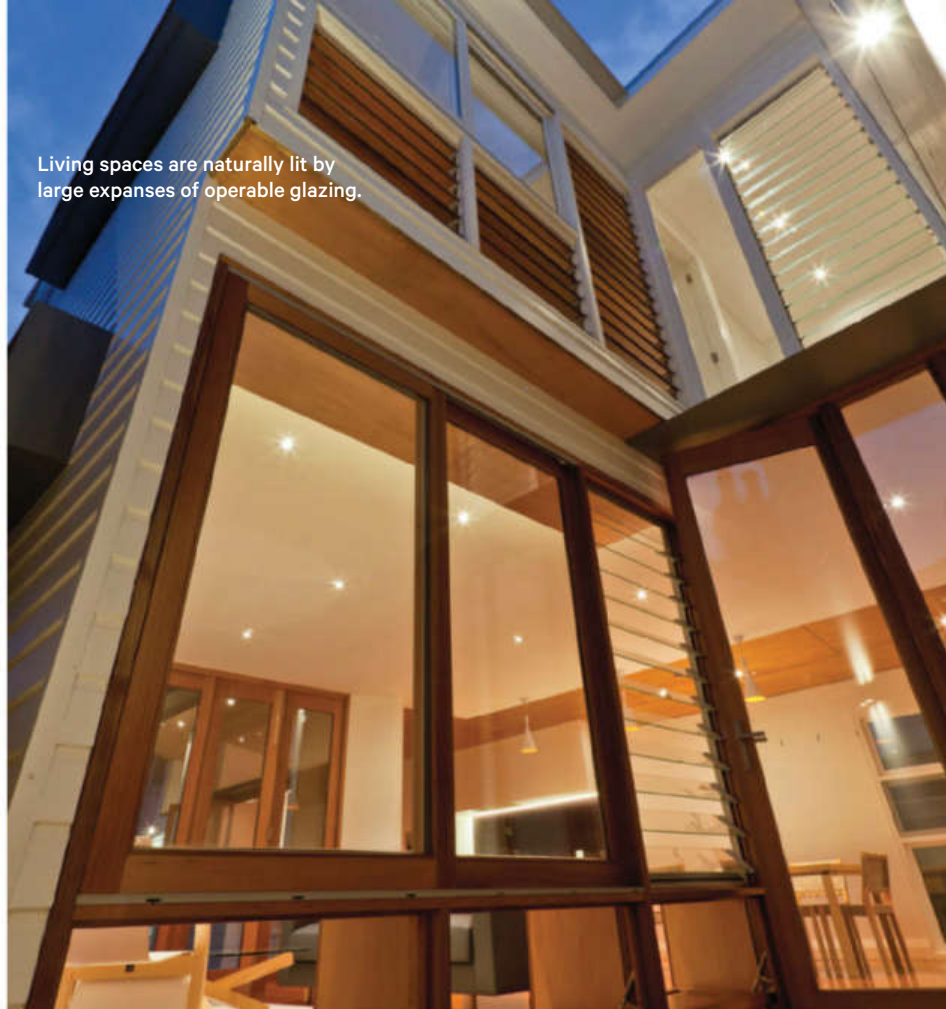
"The efficiency in the openness of the spaces allows natural breezes to flow throughout the house and makes it a highly comfortable environment for the occupants," says Frank.

A gas-boosted solar hot water system sits on the shallow-pitched roof to ensure the solar panels take advantage of the extensive north sun available on-site. Minimal heating bills result due to the amount of energy the solar panels are able to store, thanks to their positioning. A BASIX water score of 43 indicates the home's strong water credentials.

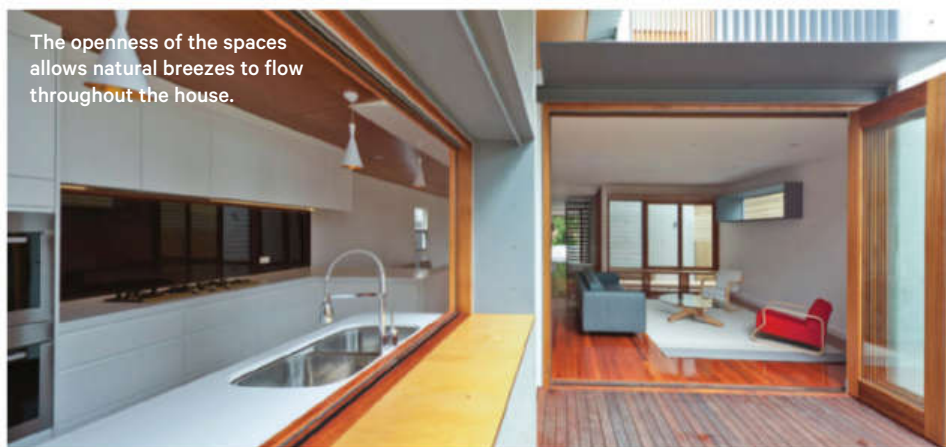
LED downlights and uplights used throughout give a variety of different lighting options. Providing lighting to the feature concrete walls creates an environment that is evocative, with a subtlety that is achieved by not over-lighting the space.

Timber is one product that was heavily utilised in this project and as this area of Sydney is known for its high prevalence of termites, all timber is termite treated. The custom-made Western red cedar timber entry door creates a striking entrance and features custom handles. The ground floor is turpentine





Living spaces are naturally lit by large expanses of operable glazing.



The openness of the spaces allows natural breezes to flow throughout the house.



A dilapidated fibro single-front dwelling in Balmain has been transformed into a four-bedroom, contemporary family residence.

hardwood, with recycled ironbark used externally. Timber battens are positioned on the rear-balcony verandah, as well as to the front off-form concrete fence balustrade and side gates.

A plywood timber feature ceiling in the ground dining area and kitchen flows through the seamless glazing into the eaves of the skillion roof above, while a plywood timber soffit features to the first floor rear balcony. In order to achieve a perfect finish on the plywood linings, the sheets were selected individually and, as set-out was very important, a shadowline recess was introduced into the sheets.

Plasterboard has been used predominantly throughout for the walls and ceilings, apart from the kitchen and living room ceiling, which is a continuation of the plywood soffit from the external space to the interior.

Meanwhile, the internal walls boast an exceptional off-form concrete finish, which continues to the concrete front fence, concrete rear supporting columns and floating bench seat that flows from inside to out, to the external courtyard walls. The creation of these off-form concrete walls throughout the dwelling was tedious but as SFN director Sam Sciacca has worked with concrete for more than 40 years, he gave the product the love it required. A quality result was achieved, making this a standout feature of the construction. "The off-form concrete finishes are my favourite part of the project," says Sam.

Further, a higher component of fly ash (an industrial waste product) was used within the concrete mixture to continue the environmental objectives that underpin the building's design.

Another challenge with this build was the use of glass, including the detailed installation of the internal staircase, with its floor-to-ceiling glass balustrade. Also, fitting the glass into the steel oversized reveals of the windows and external doors and the glass to the kitchen highlight windows proved complicated. "The glass panels were extremely difficult to install into the mild steel fabricated reveals," says Frank. "A 5mm tolerance at each side for a perfect finish at the edges didn't give any room for error as the glass could chip and crack during the installation process."

Few materials were used throughout the construction, so this home not only boasts longevity, but it also needs very little maintenance. "The building is robust and will have a long life due to the minimal maintenance required," says Frank. **BH**

## more info?

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 'Best Metropolitan Home' in its price category  
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 'Best Exhibition Home' in its category  
 'Exhibition Home of the Year' - open category

**HOUSING INDUSTRY ASSOCIATION AWARDS**

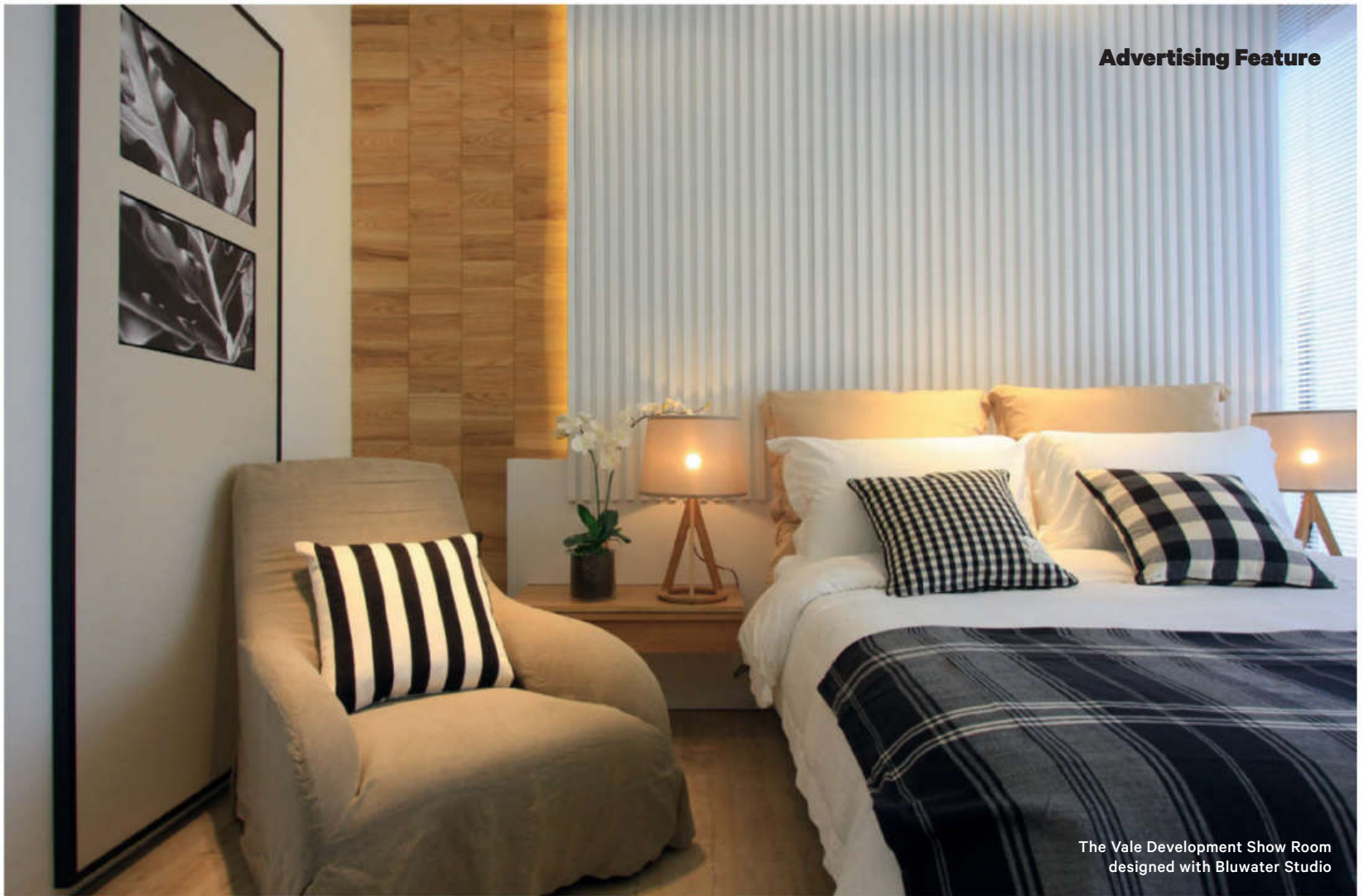
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Over the past 6 years, our lead Interior Designer has pursued a successful career in the prestige housing industry, whilst diversifying herself through projects in retail, hospitality, commercial and heritage fields with Bluwater Studios in Kuala Lumpur. Cassandra has also recently been appointed Interior Designer for the Best Western Hotel Group to refurbish their Hotels in order to change the market profile of the Group.

**AWARDS FOR INTERIOR DESIGN**

'Best Bathroom'

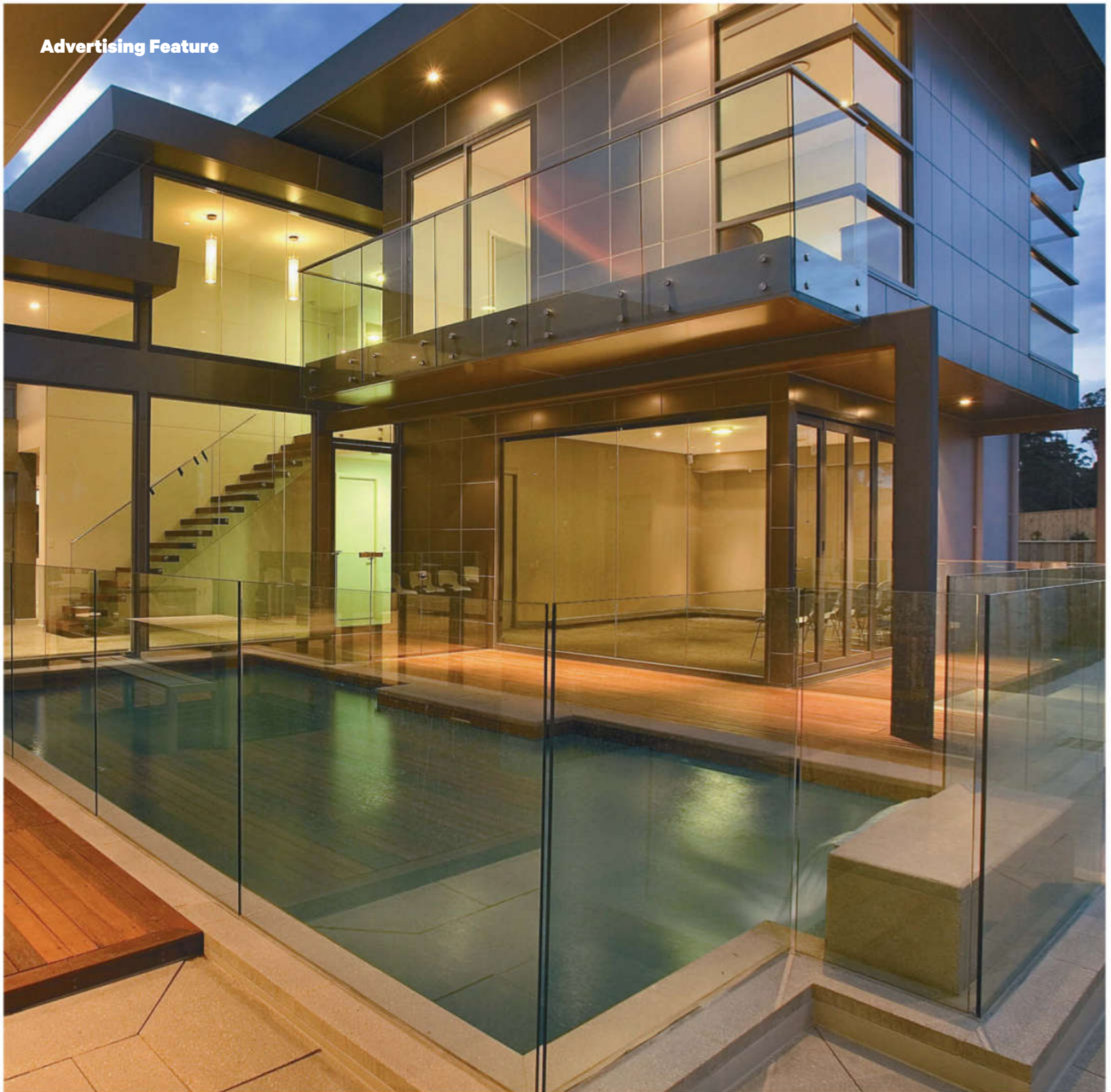
'Best Kitchen' - for 3 consecutive years

'Best (innovative) use of brickwork'

'Best (innovative) use of paint'







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which seamlessly integrates your home with pool, garden, outdoor entertaining areas, tennis court and front entry will increase the functionality of your indoor/outdoor spaces and will add substantial value to your home.

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an appreciation of our philosophy. For 35 years Aspect has had a professional hands on approach which has helped our clients express their individuality and style and won a plethora of major awards and commendations for innovative design, quality workmanship, interiors and landscaping.

## more info?

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### OTHER AWARDS

'Best Residential Development'

- Liverpool City Council

'Environmental Design Awards'

James Hardie Design Award for

'Composite Construction'

Baulkham Hills Shire Council Award

for 'Most Innovative Design Concept'

'Pool Awards' (designed by Aspect)

'MBA Residential Concrete Pool' - 2012

'SPASA Residential Concrete Pools' - 2014



## CONTEMPORARY FAMILY HOME



Built-in appliances and handle-less cabinetry provide a seamless finish in this contemporary kitchen.

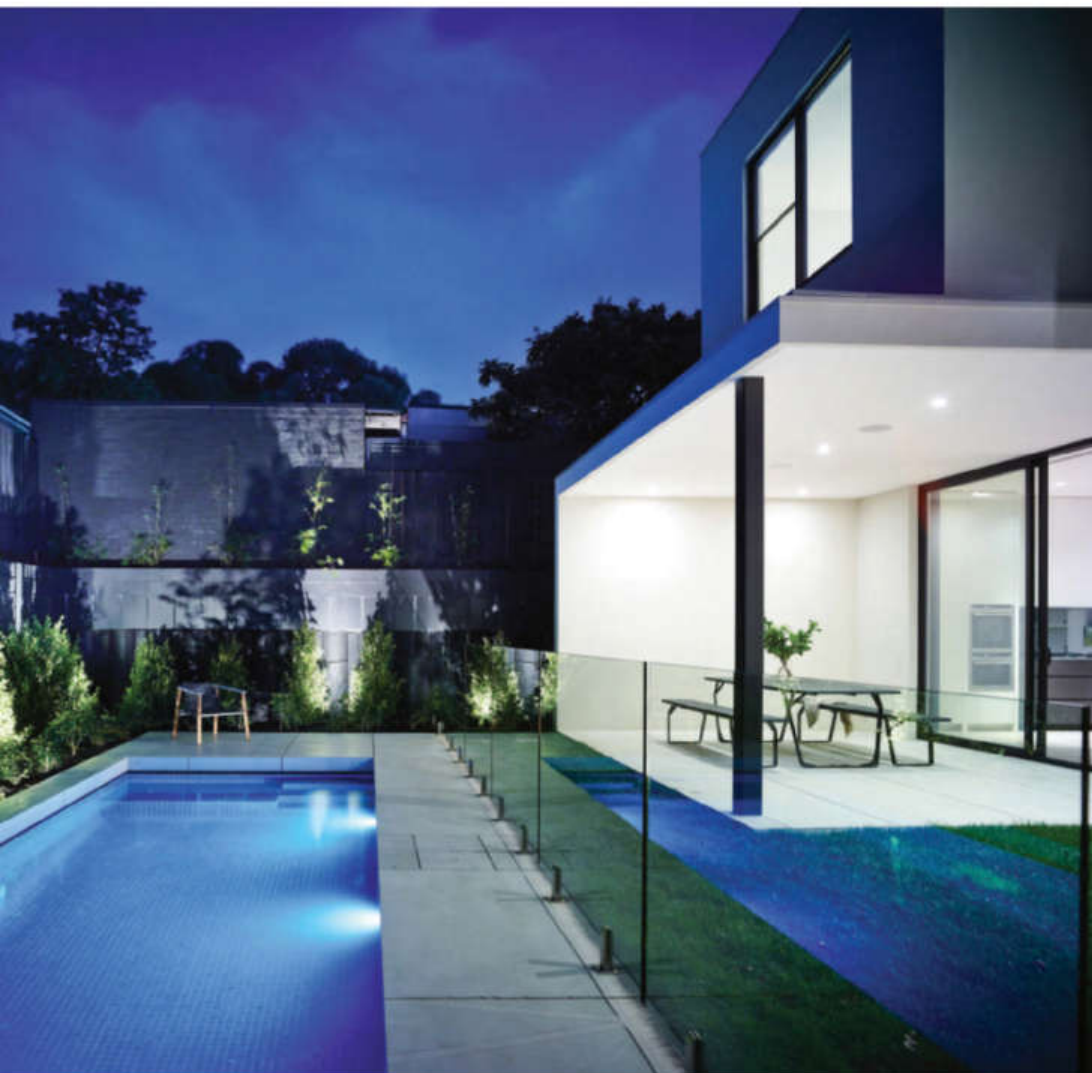
# Embracing the new

*A young family get their dream home with a knock-down/rebuild that offers everything they wanted and more*

Photography: Derek Swalwell







*“We developed a cost-efficient floor plan that reduced the purchase price by 20 per cent without compromising the luxurious feel, sophistication and craftsmanship that is synonymous with the Lubelso name.” —  
Damian Canny*



**T**he homeowners bought the property, which was originally a run-down block that housed a dark and claustrophobic double-storey rental home, with the intention of knocking it down and rebuilding their dream home. After attending a dinner party at Lubelso by Canny’s Spring Road project, they fell in love with the company’s design aesthetic and knew it was the style they were looking for.

The brief was to create an architecturally designed, contemporary home for a young growing family on a unique sloping block. “On the back of the success of the Spring Road home, our objective was to develop a similar family-friendly home that was more accessible to a larger client base. We developed a cost-efficient floor plan that reduced the purchase price by 20 per cent without compromising the luxurious feel, sophistication and craftsmanship that is synonymous with the Lubelso name,” says Damian Canny, managing director of the award-winning design firm Canny.

The result is a sleek, contemporary home that looks and feels luxurious. From the street, the sharp lines and monochrome facade appear bold

and daring, while the neutral colour palette of the interior with grey and timber accents creates a sense of warmth and comfort. The luxurious 3m-high ceilings throughout the home provide a grandiose effect.

With the sleeping quarters upstairs comprising the master bedroom on one side and three generously sized bedrooms to the other, the ground floor is where this thoughtfully designed home really shines. “The home carefully arranges the spaces to provide a connected mix of private and living zones,” says Damian.

“The family is able to spread themselves across the open-plan kitchen/dining/living areas, accommodating a number of varying activities in the one space. This large living space is also connected to the alfresco area via floor-to-ceiling sliding doors. The ground floor includes a separate formal living room that is connected to two private courtyards along with a study, which offers isolation via a full-height pivot door. Being located near the entry was specifically important for the work-from-home client.”

With 20 years’ industry experience, the Lubelso and Canny teams have produced a home

**ABOVE** The minimalist style of this home’s interior is continued outdoors, creating a sense of cohesion.

**LEFT** From the street, you already get the sense that this is a designer home with a contemporary feel. The architectural facade is certainly eye-catching.

that requires less investment and time while still achieving a design with architectural merit. “It is the first Lubelso home worth under a million dollars,” says Damian. And with extras including a 6-star energy rating, double-glazed windows and internal wall insulation, it is no wonder the homeowners are thrilled with the result.

Canny has received industry recognition on numerous occasions, including winning the Housing Industry Association’s (HIA) Home of the Year (Victoria) in 2006, HIA Project Home of the Year (Australia) in 2013 and Overall Renovation/Addition of the Year (Victoria) in 2013. **BH**

## more info?

Lubelso by Canny  
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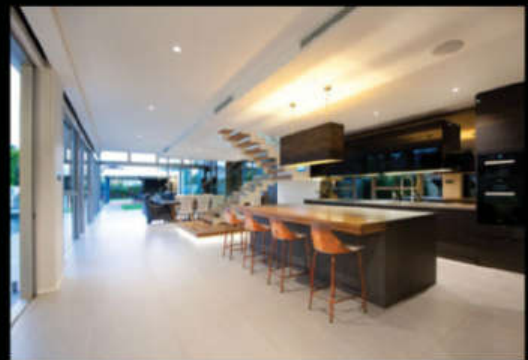
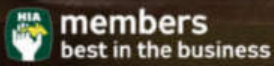
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# Centenary style

*A 100-year-old Federation-style cottage is given an authentic makeover to enhance the home's original character*

Photography: Michael Sagus Pictures

With the addition of the second storey, this family of four now has a lot more room.









**LEFT** The second-storey addition maintains the exact look and detail of the existing single-storey home.

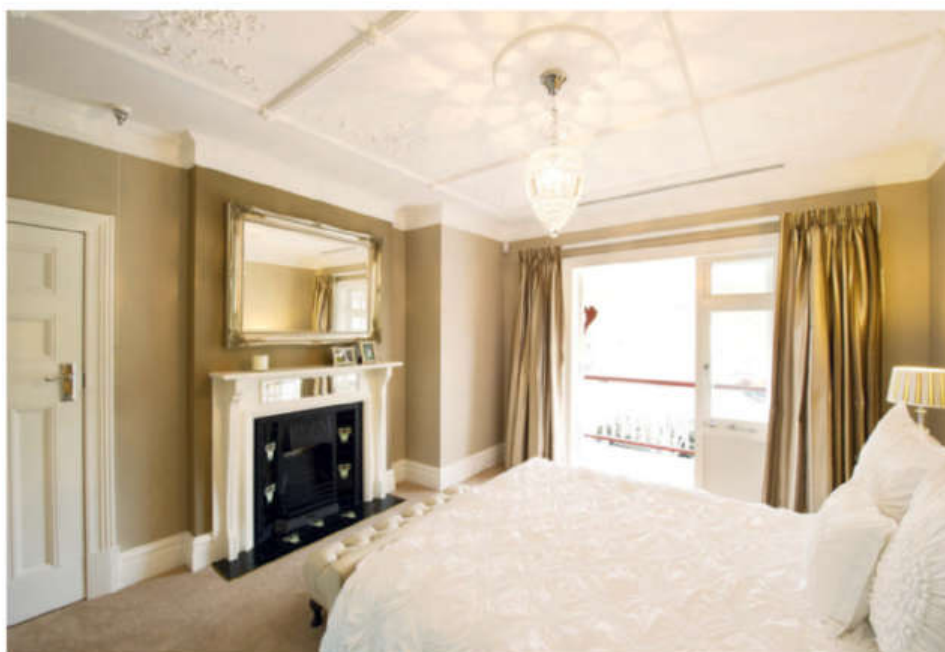
**ABOVE** An extension was also constructed at the rear of the house, but it wasn't to look like an obvious extension.

**BELOW** In this bedroom, the ornate ceilings were maintained.

In 100 years, this Federation cottage in Ryde (Sydney) had seen a lot of changes. To mark its centenary, its owners wanted a major makeover, with the requirement that all works had to be sympathetic to the existing home's Federation character.

"The clients' extreme passion for Federation houses inspired the design," says builder Brett Blandin de Chalain of BDC Building. "They wanted to retain as much heritage as possible in their quest to enhance the Federation character of the existing house."

The 1912/13-built single-storey three-bedroom Federation cottage had an open-plan kitchen/dining/living area added to the rear in approximately 1990. The property was purchased in the late 1990s with a detached single-brick garage at the front. The garage was demolished in 2007 and replaced with a single carport, its slate roof in keeping with the residence's period facade. Since 2000, extensive landscape works were carried out







**ABOVE** The white kitchen has classic influences, which is in fitting with the age of the home.

**LEFT** The existing roof was removed to add a new first floor.

and in 2009, a reinforced concrete swimming pool was constructed at the rear.

The client's brief was to undertake extensive alterations to the majority of the existing ground floor and to remove the entire existing roof to add a new first floor. However, all works were restricted to the existing building footprint.

It was to be a five-bedroom, two-bathroom-plus ensuite home — a total refurbishment of the original family home — with a focus on providing sufficient living space for the family of four, including a study for the daughters (11 and six) and a home office for the parents.

The second-storey addition maintains the exact look and detail of the existing single-storey home. An extension was also constructed at the rear of the house. "The owners didn't want it to look like an obvious extension, more that the house was always a double-storey manor-style home," says Brett.

"While it is a family home, there was a desire for elegance and comfort."

Because of the age of the property, Brett faced numerous difficulties, including the existing structure being 100mm out of square. The existing brickwork was also 60mm out of level.

All existing ornate ceilings were to be maintained while the first floor was constructed. The ceiling needed to be temporarily supported, the existing ceiling hangers removed and the new floor joists attached to the existing ceiling joists.

Certain materials, tessellated tiles, ornate materials and fretwork were to be maintained and not damaged. Specific architectural details were continuously requested and became the work of the builder and owner to conceive.

"The obstacles were maintaining the originality of the ground floor and its detail," says Brett. "I had to photograph the entire house as the owners were very pedantic about the exact detail. I had to prove that the roof pitch was exactly the same as the existing ground floor. This had to be done while maintaining the overall maximum height restriction for the area. All doors, architraves



## ELEGANCE AND COMFORT



**ABOVE** The tasteful second-storey deck opens out to a view of the pool.

**LEFT** The home now boasts two bathrooms and an ensuite.

and skirtings had to be machined and made to match the original. The construction had to be completed without damaging the verandah's tessellated tiles. We also had a large storm while doing the roof frames, which damaged the original ceilings, so they had to be restored."

Existing fretwork, which was matched and replicated, had to be handmade and slightly reduced in size to scale as requested by the owner. "The client did place a lot of trust in me by allowing me to handmade the detailed fretwork," says Brett.

"I personally love Federation homes and enjoyed the traditional way of doing things. I was taught by elderly carpenters and this gave me respect for how long and costly it actually

is to build in the Federation manner. The whole project was memorable and interesting. As particular as these clients were, they showed faith and trust in me to carry out the required works as well as enhance the design if and when required.

"The outcome was a project that I am extremely proud of. My efforts were recognised by the MBA and in 2013 I won the price category as well as Young Builder of the Year. They were great clients but very particular, and it was rewarding for me to show them that what was achieved was at a very high level." **BH**

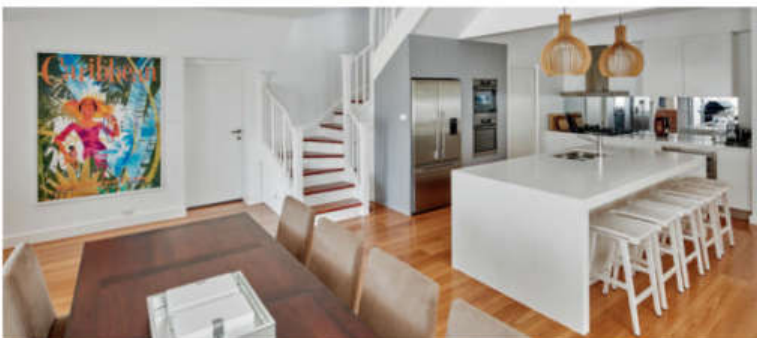
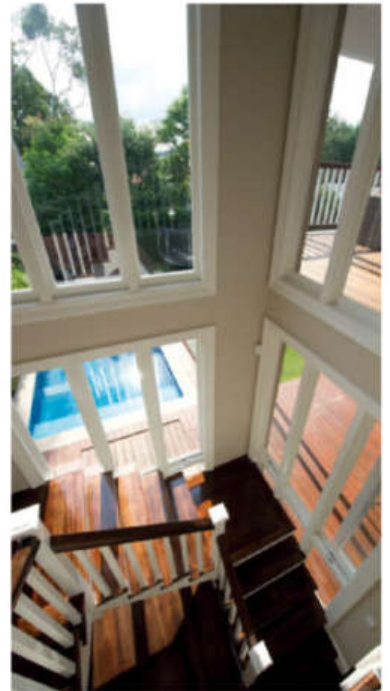
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# Murray River magnificence

*For the quintessential Australian new home setting, it doesn't get much better than the banks of the Murray River*

Photography: Corey Brown and Alastair Eagle (Vision House Photography)



**P**ositioned on a beautiful block of land, with a 30m frontage overlooking the glorious Murray River, the home built here had to be equally impressive.

The vacant one-acre site belonging to these homeowners was not only long, but across from it is natural bushland, which provides a peaceful outlook. The family, a professional couple in their 30s and three children, requested a light and airy home in which they could not only raise their children, but also entertain family and friends.

They turned to GJ Gardner Homes Mildura for the build and design of their new home. "Being a riverfront block, we had special requirements we had to follow," says Di Stanbrook, office/sales/customer relations manager at GJ Gardner Homes Mildura. "The home had to be positioned a specific distance from the highest water point and also at a certain height above the 1956 flood level."

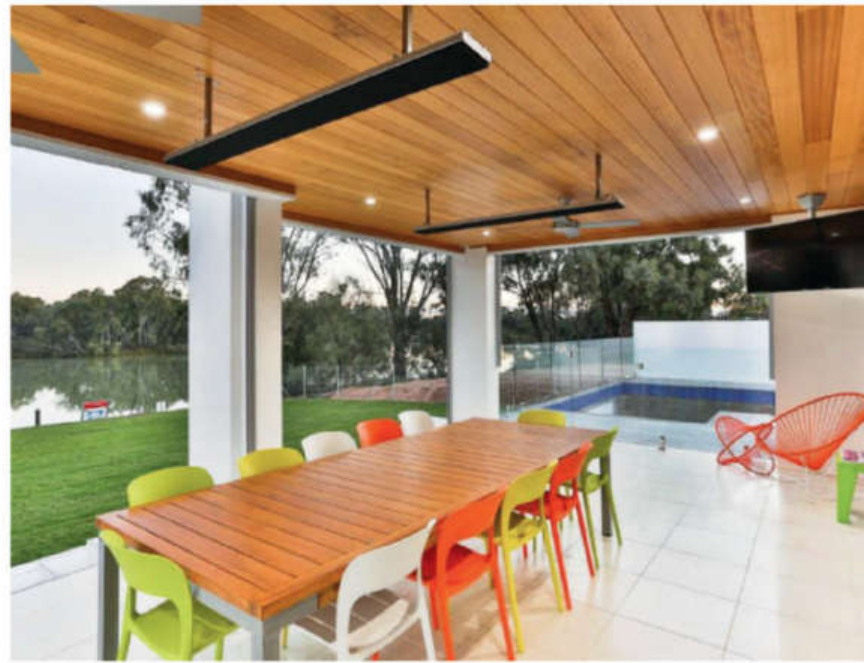
On the lower level, the expansive design features a guest room, open-plan kitchen with scullery, and dining, family, games and bar rooms. "The gorgeous open-plan kitchen and living spaces which open up onto a superb

**LEFT** The modern design works well now, and will do so for this family years into the future.

**BELOW** The alfresco is for year-round use and allows enjoyment of the river below.







**ABOVE** The home is simply superb, both in terms of design and aesthetics, and the way it addresses the block.

**RIGHT** All-white walls and floors receive a touch of drama with bright furniture and wall art to bring the home to life.

**TOP RIGHT** The home offers a 30m frontage overlooking the glorious Murray River.

alfresco area with ceiling heating for year-round use really is everyone's favourite part of the home," says Di. Automatic blinds keep the area warm on those chilly nights, while still allowing enjoyment of the river below.

Outside, the centrepiece is a huge fish sculpture, which represented Trinidad Tobago at the 2006 Commonwealth Games. The homeowners purchased it at an auction and stored it for years so they could use it when they finally built their new home. "It's absolutely amazing and works extremely well as a feature for the pool," says Di.

Tasmanian oak and white is the main design aesthetic of this home, and the Tasmanian oak ceiling on the alfresco space adheres to this beautifully. In addition, a stunning Tasmanian oak staircase leads to the upper level, home to the master bedroom complete with ensuite and retreat, along with three more bedrooms and a study. Two balconies open from the office and master bedroom to take full advantage of the sensational river views.

The kitchen's Caesarstone Pure White benchtop and white-gloss two-pack doors work wonderfully well with the white theme, as do the crisp Milano Ice 520mm x 520mm porcelain floor tiles and 510mm x 510mm porcelain wall tiles, all supplied by Beaumont Tiles. Beautiful sheer white curtains on the lower level



help to create the bright and airy feel that the homeowners desired.

"They wanted a light and airy home that they could change the look of whenever they felt the need, without too much trouble," says Di. "They achieved that with all-white walls and floors and use of timber, and their bright furniture and wall art has brought the home to life. It's a beautifully unique home especially suited to their lifestyle.

"Not only is this a superb home, both in terms of design and aesthetics, but the homeowners really considered the layout of the block and river views and created a lovely home they will enjoy for years to come. It has been built to adjust to their family and while it suits their lifestyle now, it will still be suitable in the years ahead once their children have grown."

According to Di, the process was smooth

sailing. "The whole build went well. The clients were fantastic to work with and knew what they wanted, which makes it so much easier," she says. "The home was built for them as their family residence, although with the positioning of the land and that gorgeous view, I'm sure they feel as though they are on holiday every day when they wake up."

This is just one example of a fine design and build from GJ Gardner Homes Mildura. Visit the GJ Gardner team in your state as each state builds and designs homes based on the climate and lifestyle of different communities. **BH**

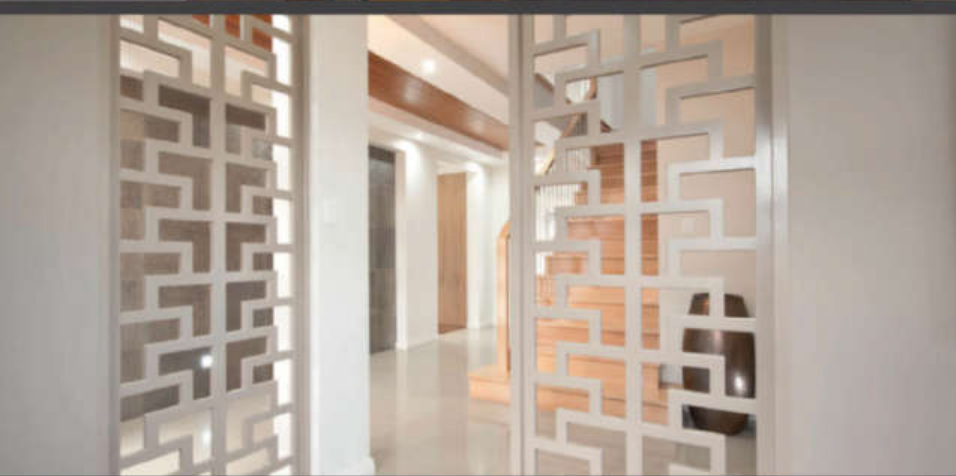
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designer staircases offer superior staircases from concept to creation, but we also offer design solutions throughout the home including internal & external feature screens & external privacy louvres





A man and a young child are playing in a lush green garden. The man is standing on the right, holding a hose that creates a large, high arc of water spray. The child is running towards the left, away from the water. In the background, there is a modern house with a blue roof and some trees. A lawnmower and a ball are also visible on the grass.

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The exterior of the home matches other houses on the street, while also displaying distinguishing features of its own.

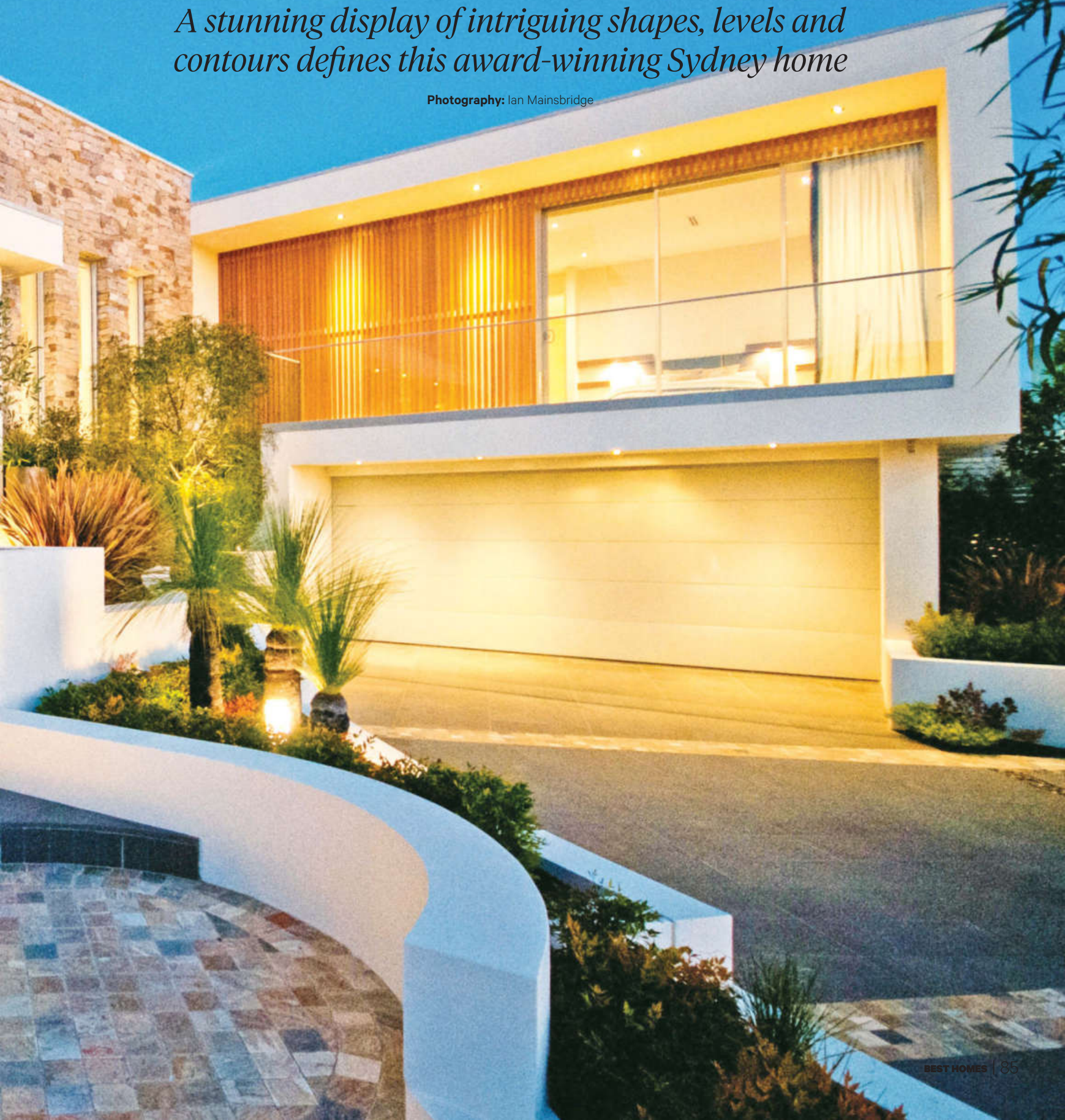




# Symmetry and flow

*A stunning display of intriguing shapes, levels and contours defines this award-winning Sydney home*

Photography: Ian Mainsbridge





Symmetry has been used as a simple yet striking artistic feature that runs throughout the home. It's most obvious in the impressive curved-glass panels that overlook the pool.







**T**he build of this multifaceted new home began when the homeowner saw possibilities in the site that became too intriguing to ignore. Recognising the potential of the Bella Vista site, the homeowner worked closely with Jeremy McCulla from Urban Harmony Design to set things in motion.

New sketches were drawn up to create an integrated design that featured a curved swimming pool and a circular sunken lounge room. The brief in its simplest form called for a build that maintained the architectural character of the area, while also adding aesthetic elements that distinguish it from other homes on the street. Externally, the facade juxtaposes the simplicity of the smooth, rendered walls with Alpine Stone cladding and blackbutt timber screening. The northerly rear aspect of the site includes glazing elements that take advantage of the location of the pool and yard, as well as providing passive solar assistance.

*The cohesive management of the home, pool and landscaping design, as well as the construction process, ensure the home is both functional and aesthetically pleasing while maintaining a high level of attention to quality and detail.*









**OPPOSITE TOP** The northerly rear aspect of the site includes glazing elements that take advantage of the location of the pool and yard, as well as providing passive solar assistance.

**ABOVE** The sunken lounge area is simultaneously connected to and separated from the rest of the house and has a distinctly retro vibe.

**OPPOSITE BOTTOM** The curved swimming pool snakes around the exterior, offering visual interest and shape.

Throughout the home, impressive curved-glass panels accentuate the symmetry of the design, framing the pool and spa. Natural light and ventilation penetrate deep into the building through double-height spaces and operable windows, allowing for easy air flow and connectivity.

A music studio provides a transition between the basement and ground-floor areas. This space was challenging to work with as the client wanted it to be incorporated into existing living sectors, while simultaneously offering a degree of separation. To overcome this difficulty, the construction team at Gremmo Homes added curved internal glazing and raised the floor height of the room. Stringybark

parquetry timber flooring was also used as its retro styling works well with the Wurlitzer jukebox and classical musical instruments that were included later.

Environmentally, there are many elements of this home that enhance its sustainability, such as the 3kW photovoltaic system that was installed to help with energy conservation. Skylights above the alfresco and kitchen areas improve the amount of natural light and a comprehensive CBUS lighting system manages the use of power. A 10,000-litre underground water tank is reticulated to all external taps, toilets and garden irrigation.

The cohesive management of the home, pool and landscaping design, as well as the

construction process, ensure the home is both functional and aesthetically pleasing while maintaining a high level of attention to quality and detail. This has resulted in the successful realisation of the homeowner's design brief, which went from a dreamed-up idea of a curved haven to the spectacular end result seen today — an accolade-winning home that was awarded a 2012 National Master Builders Association Award for Design and Construction. **BH**

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## FRESH FUNCTIONALITY

The home is an architectural masterpiece with its different contours and materials.

# Contemporary masterpiece

*This functional and fresh home offers both contemporary and luxurious living at its best*





**LEFT** There is a seamless flow from one room to the other.

**BELOW** The rear garden boasts a pool, spa and covered barbecue area perfect for outdoor living.

**BELOW LEFT** Featuring an open-plan layout, the home enables a connection between living areas.



**O**n a small lot in Brisbane's inner north suburbs, builder Planbuild Homes demolished an old home to make way for a contemporary and sophisticated family home.

With a demand for space, homeowners are increasingly turning to innovative and exciting ways to push the boundaries (and budgets) and live comfortably despite challenges such as limited land and high prices. The five-bedroom luxury home is a particularly interesting creation due to its small lot size, which effortlessly showcases how effectively a small plot can be developed to maximise its full potential.

To manage this demand for space, Planbuild created its Epernay series of designer homes to join an existing range of project homes. This contemporary home at Raceview Avenue in Brisbane is one such design that showcases excellent innovation and design skill. The largest design in the series, the home is a sophisticated and contemporary two-storey residence that covers a total area of 415 square metres.

"The home maximises the usable floor space, provides extensive undercover areas and employs innovative privacy screening," says Rob Thomson, co-director at Planbuild Homes.

"Combined with luxurious finishes throughout and meticulous attention to detail, the home is the ideal Brisbane retreat."

The design's urban chic approach gives it a touch of edginess and an inner-city living vibe while its open spaces and connection to the outdoors exude a laid-back Queensland feel. A well-appointed floorplan cleverly creates multiple living zones to suit everyone's needs; seamless connections between living areas establish both open-plan and private areas within the home.

The European kitchen incorporates a breakfast bar that connects the kitchen to the living spaces. Crisp Caesarstone benchtops and a clean colour palette give the kitchen its modern and sophisticated aesthetic. An extra-high ceiling emphasises the open-plan design, creating a feeling of space and light. The kitchen flows out to an elevated rear deck that features its own built-in outdoor kitchen.

The luxurious entertaining alfresco area offers a view across attractive features including a manicured outdoor oasis with covered barbecue area, putting green, pool, spa and gazebo. For ultimate relaxation and de-stressing, there is also a sauna and steam room.

Also on the ground floor, there are three

bedrooms all with built-in wardrobes and access to a designer bathroom and laundry. Upstairs sit the other two bedrooms. The bedroom's position also allows for a refreshing north-east breeze to enter and cool the room. This master bedroom backs onto an open-style ensuite and houses a walk-in-robe and Internet station.

The final bedroom is situated on the top floor. It is a flexible space that can be used either as an additional bedroom — perfect for growing families — or as a study — ideal for those working from home.

It's this home's open-plan layout and perfectly executed nod to aesthetics, both in the home itself and in the views across the racecourse, which marry its functional elements to its chic look. **BH**

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# Sky's the limit

*This apartment's new design makes the most of its extraordinary outlook*



Positioned on the 15th floor, north-east corner of a Potts Point block, this apartment has 180-degree views from Watsons Bay and around to Sydney Opera House and the Harbour Bridge.







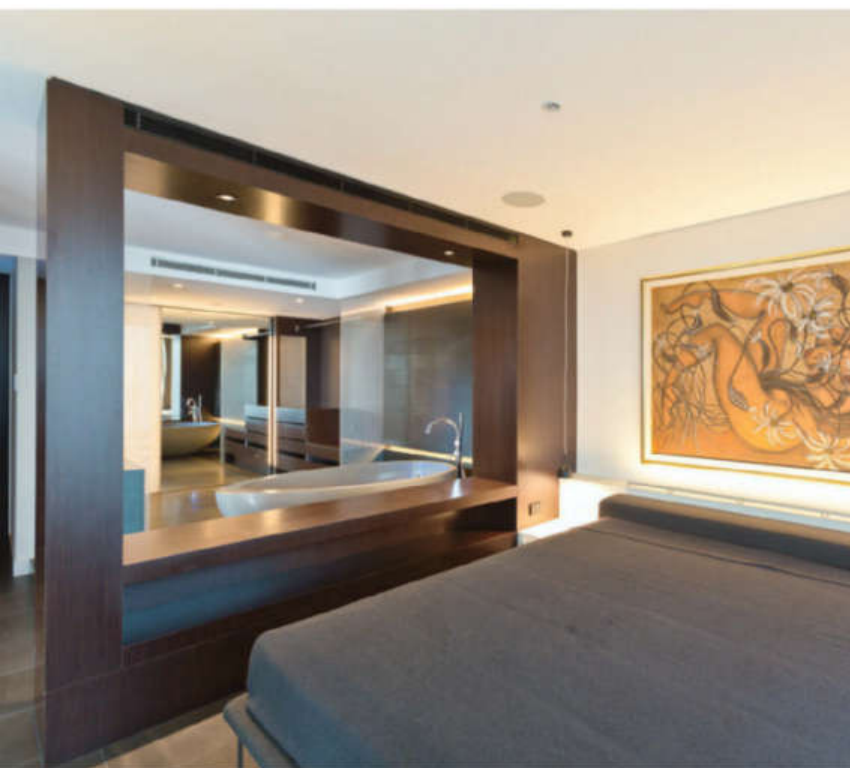
## SYDNEY VIEW FINDER



**LEFT** The open-plan living area displays the pinnacle of luxury and sophistication, incorporating a chef-style kitchen, fully insulated and acoustic walls, heated flooring and a Dynalite automated-control system that manages the lighting, sound system, television and motorised blinds.

**BELOW** The warm kitchen reflects current design trends and offers superior-quality finishes.

**BOTTOM LEFT** Even the ensuite has access to the picture perfect views.



Initially just a standard residence in a great location, this 15th-floor apartment wasn't taking advantage of its positioning on the north-east corner of a Potts Point block. The interior was also in desperate need of an update and so CMS Project Management & Construction, together with Graphite Architects, was given the task of turning this apartment into an entertainer's oasis that encapsulated the picture-perfect scenery outside.

Residing in this apartment is a single, professional woman who desired a luxurious, contemporary home that was both bright and warm, and truly made the most of the views of Watsons Bay and around to the Sydney Opera House and Harbour Bridge. "The client brief

was to totally strip the apartment and create a luxurious and stylish living space that would also be perfect for entertaining. She wanted to enjoy the amazing views from every room, including the ensuite. All finishes were to reflect current design trends and incorporate state-of-the-art technology. The client also wanted the finishes to be minimalist and maintenance-free to suit her busy lifestyle," says CMS Project Management & Construction's David Lavings.

Working in an apartment block was a challenge both due to the close proximity of the neighbours and the limited working space available. "We ensured that residents were not disrupted and endeavoured to keep the noise to a minimum with strict time limits and a highly

organised delivery schedule for materials and use of the lift," says David.

By completely stripping the apartment, the design and construction team have achieved an exquisite interior that ticks all the boxes, including incorporating that glorious view into the overall design. With an expansive open-plan living area and superior-quality finishes, the materials used ensure a luxurious feel throughout the entire apartment. **BH**

### more info?

CMS Project Management & Construction  
02 9905 3511  
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CMS Project Management and Construction are proud to be associated with the 2014 MBA NSW Excellence in Housing Awards and are the happy winners of two Excellence in Housing awards for 2014.

- 2014 Winner – Home Unit Renovation open category
- 2014 Winner – House Renovation \$800,00-1,000,000
- 2006 Winner - Commercial Renovation up to \$5 Million

The judges' comments included "All trade finishes throughout were finished to the highest standard."

"The design and construction was of a very high standard which is reflected in the selection of finishes, joinery and standard of workmanship."

CMS's construction division can provide a variety of construction options including design and construction, specialising in:

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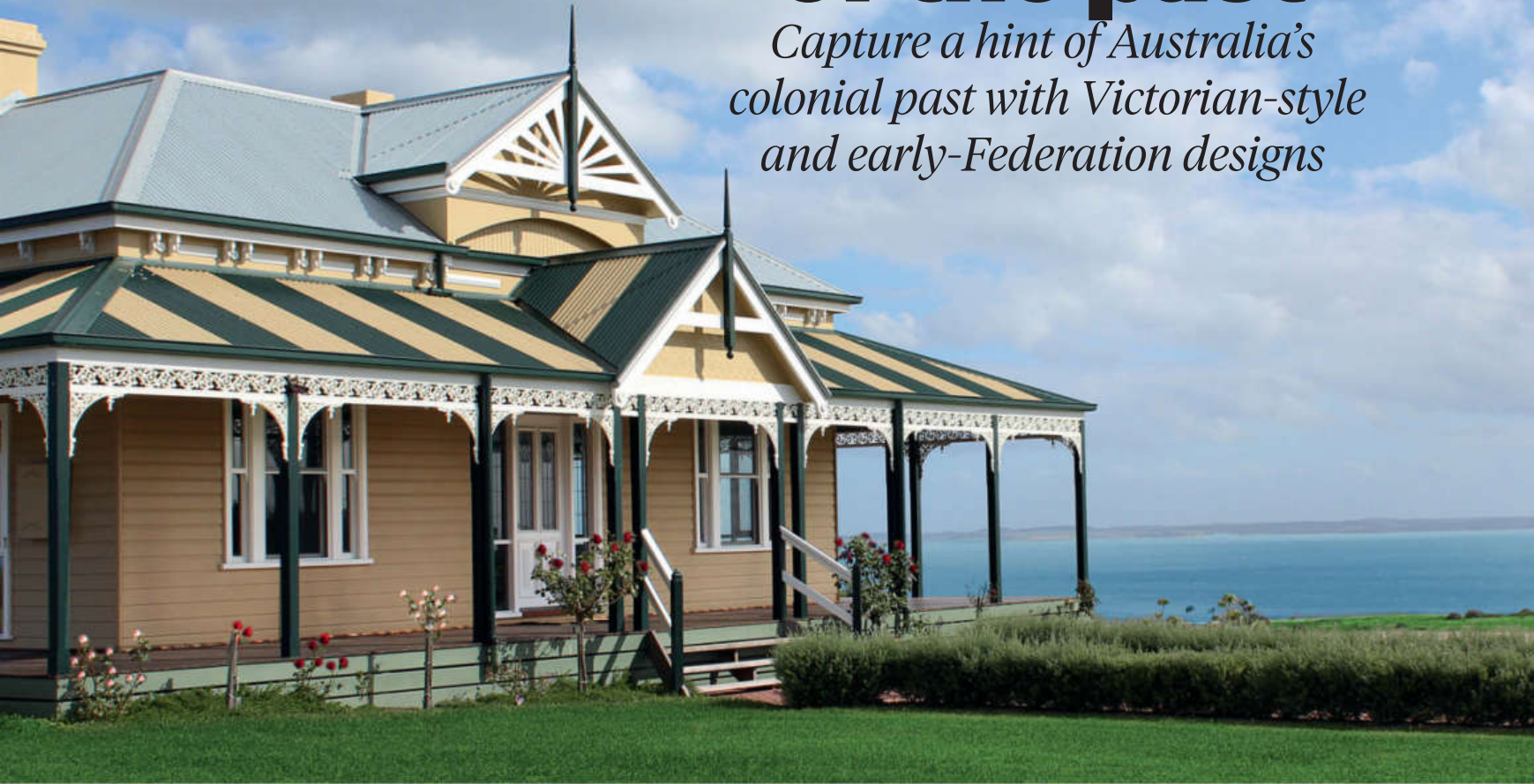
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# Reflections of the past

*Capture a hint of Australia's colonial past with Victorian-style and early-Federation designs*



**H**arkaway Homes reproduces the very best heritage-profiled verandah housing. Authentic looks, heights and profiles are the specialty of Harkaway Homes, which was established in 1986.

Harkaway Homes markets itself in New South Wales, Victoria, South Australia, Tasmania and southern Queensland. Its designs have attracted the attention of the building industry and it has won the Master Builders Association Excellence in Housing Award for four years running.

There are eight ranges of homes to choose from for those looking for something traditional. All of Harkaway's designs employ the traditional features of homes from times gone by, but using today's technologies. On offer are many ranges of homes featuring the premier variations of authentic Victorian- and Federation-period rooflines.

One of the main attractions of a traditional-







**TOP LEFT** The four-bedroom home is nestled on 1.6 hectares with panoramic views of Westernport Bay, Cape Woolamai and Bass Strait.

**ABOVE** A huge country kitchen is complete with butler's pantry.

**BOTTOM** The home boasts full marble bathrooms.

style house is the high ceilings, as they present a sense of space. Ceiling heights in Harkaway designs are commonly 2.7m, but there is a 3m option. Both heights will comfortably accommodate ornate cornices and ceiling rosettes.

Sufficient height is critical when reproducing old-world homes, and Harkaway Homes' exclusive high-wall system gives the residence greater wall height without the impracticalities of overly high ceiling levels.

One of the many attributes of the early Australian home and probably the most important is the verandah. Harkaway's exclusive high-wall system allows verandahs to position comfortably on the home, creating

correct falls and profiles, and providing instant character, while not depriving the home of important light. Harkaway offers both bullnosed and straight verandahs, either 1.8m or 2.4m wide.

## VICTORIAN TRADITIONAL SERIES

Featured is the Trentham from a range of six different sizes and floorplans.

**Size:** 293m<sup>2</sup>, 30.5 squares.

**Accommodation:** Four bedrooms with built-in robes, living room, family room, dining room, two bathrooms and kitchen with walk-in pantry and laundry.

**Construction time:** 16 weeks — mainly built on a project-managed basis.

**Construction:** Choice of weatherboard or brick.

**Included in price:** Fully stabilised, prefabricated, termite-resistant, kiln-dried wall frames and roof trusses, full-frame erection, choice of brick or weatherboard, Colorbond

roofing, Victorian ash windows, Victorian hardware and fixings.

**Price:** \$136,882.

**Not included in price:** Internal linings, plumbing, electrical, kitchen and floor.

**Optional extras:** Verandah (four types as package), 3m-high ceilings, plus assorted leadlights.

Other traditional finishing touches include Victorian eave brackets above verandah lines and beyond. Solid timber gable vents are both pleasing and practical. Timber finials (spires atop gables) with leadlight windows and front-entry surrounds complete the home's traditional appearance.

Construction packages are sold in two stages: stage one (to lock-up) and stage two (the verandah — optional). There are three ways to have a Harkaway home built: do it yourself, project management or erected by a builder. Put simply, these are architect-quality designs without the architect-quality cost.



The entry hallway  
is very welcoming.







**ABOVE** The Bowral exudes a striking first impression.  
**LEFT** The elegant timber kitchen.



### VICTORIAN HOMESTEAD SERIES

Featured is the Bowral from Harkaway Homes' newest range, the Victorian Homestead Series.

**Size:** 298m<sup>2</sup>, 32 squares.

**Accommodation:** Four bedrooms with built-in robes, study, living room, rumpus room, meals/family room, two bathrooms, walk-in linen press, kitchen with walk-in pantry and laundry.

**Construction time:** 16 weeks — mainly built on a project-managed basis.

**Construction:** Choice of weatherboard or brick.

**Special features:** The Victorian Homestead captures every element of the very best of yesteryear. Some of the many features included are tall external walls, high ceilings, leadlight-topped box bay windows and French doors.



## TRADITIONAL FLAVOUR



**ABOVE** The formal-style dining room.

**RIGHT** The traditional family room exudes old-world glamour.

**Included in price:** Fully stabilised, prefabricated, termite-resistant, kiln-dried wall frames and roof trusses, full-frame erection, choice of brick or weatherboard, Colorbond roofing, Victorian ash windows, Victorian hardware and fixings.

**Price:** \$154,781.

**Not included in price:** Internal linings, plumbing, electrical, kitchen and floor.

**Optional extras:** Verandah, 3m-high ceilings, feature entry door frame. **BH**

### more info?

Harkaway Homes

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A combination of render, cladding and stone tiles creates the eye-catching front facade.

# Award-winning beach house

*A focus on natural light and good use of space makes this home perfect for both relaxing and entertaining*

**T**he featured double-storey modern beach house in Callala Beach, Jervis Bay, uses a combination of render, cladding and stone tiles for its eye-catching front facade, giving it a sense of depth. The facade also showcases a verandah on the ground floor that looks out to the front yard.

The client wanted to achieve a luxurious home that includes all the modern fixtures

and finishes. Walking through the front door, you are immediately drawn to the American walnut staircase, which is accompanied by glass panels, a stainless-steel handrail and a beautiful feature wall with patterned wallpaper. The high void ceiling, sliding door to the verandah, skylight and floor-to-ceiling windows all combine to create a welcoming, bright open space. The passive-

solar-designed home maximises the use of natural light in every room.

Walking through the hallway, you are met with a large, open living area which comprises a living room, dining room, kitchen and a fully equipped bar — perfect for entertaining. There is also a large rumpus room that can be closed off. The kitchen shows great attention to detail, with

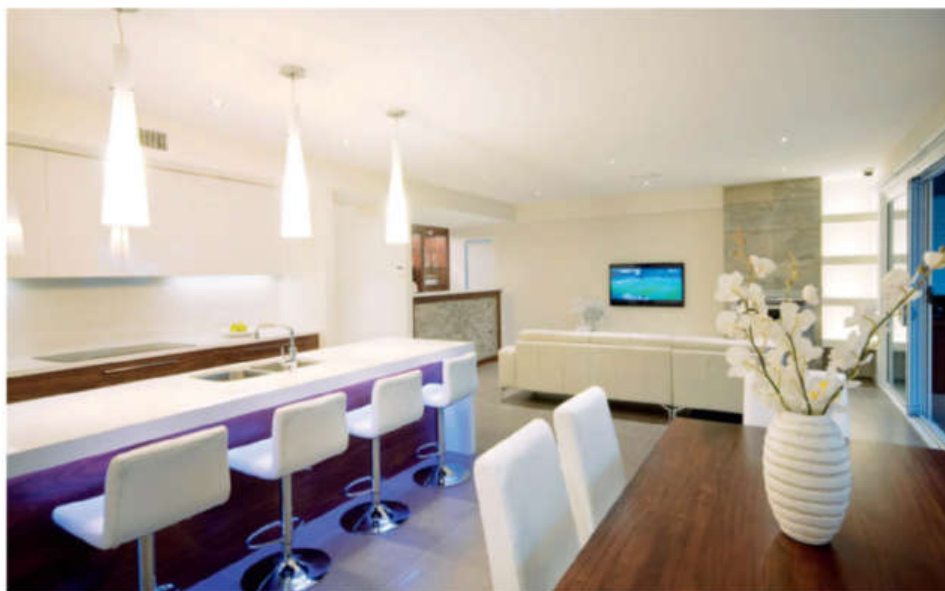




**ABOVE** The high void ceiling creates a welcoming, bright open space.

**TOP RIGHT** The large living space opens up to the alfresco area with oversized stacker doors.

**RIGHT** The kitchen shows great attention to detail.



state-of-the-art appliances, a stone mosaic bar and a walk-in pantry. This large living space opens up to the alfresco area with oversized stacker doors.

There are four bedrooms upstairs and a guest room downstairs, which are all fitted with custom-made bedside tables and bedheads.

Buildcraft Constructions took into account all of the project's special considerations,

such as estate guidelines and the beachside conditions, to ensure building material longevity and special windows and fittings to suit the bushfire zone.

This is a multi-award-winning home, having won the 2013 Master Builders of Australia Excellence in Housing Awards Contract House Up to \$500,000, and for the Excellence in Regional Building Awards Best Contract Home

\$400,001–\$500,000. It was also a finalist for the Housing Industry Association NSW Custom Built Home Up to \$600,000 award. **BH**

### **more info?**

**Buildcraft Constructions**  
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*The passive-solar-designed home maximises the use of natural light in every room.*





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# A class act

*Established for more than 20 years, this dedicated building company has reached a new level of design excellence*





Clients have the option of choosing traditional, classic, beach or modern styles and regardless of the building site — level, sloping or narrow.







**S**torybook Designer Homes is dedicated to producing beautiful residences. These projects are state-of-the-art, high-character design solutions at extremely competitive prices.

Clients have the option of choosing traditional, classic, beach or modern styles and regardless of the building site — level, sloping or narrow — Storybook will create something special. Pictured are a few of the 2000 individual designs Storybook Designer Homes has created recently for its owner-builder clients.

The process of individual design does not depend only on the floorplan and external shape of the house. Rather, it is the total desired impression inside and out. Storybook Designer Homes started out by providing products to satisfy the cottage and traditional market, but quickly realised there was a demand for more contemporary and coastal looks. Today, Storybook is proud of its enthusiastic team and the beautiful homes it creates.







**LEFT, BELOW LEFT AND BELOW**

**RIGHT** The homes are state-of-the-art, high-character designs.

*“Our clients come to us with a vision of the ambience they are hoping to create.”*

*– Phil Malcolm*

“Our clients come to us with a vision of the ambience they are hoping to create,” says founder Phil Malcolm. “It’s the driving force of our business to see that their vision is realised. However, total involvement and commitment from the client is also appreciated because only they have the detailed understanding of the colours, textures and furnishings that will excite them. Our owner-builder system ensures this personal involvement, creating a greater likelihood of an exciting outcome.”

Storybook Designer Homes’ services are available in most areas throughout Australia. Visit the website for your nearest office. **BH**

### **more info?**

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[storybook.com.au](http://storybook.com.au)





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# Bayside stunner

*This award-winning cliff-top home is every inch a luxury paradise*

Photography: EMB Photographics

**W**ayamba is a magnificent home, from its private jetty on Yowie Bay to the dramatic facade complete with a distinctive porte cochère.

Built over three levels to make the most of a steeply sloping site, it is approximately 800m.

The residence was painstakingly built over almost six years, with every luxurious element taken into consideration. The ACG Building team worked closely with interior designer Michael McCann from Dreamtime Australia Design and architect Anthony Antoniou to provide clients George and Kathy and their children with what can only be described as a dream home.

“We wanted a resort feel and a house that was not overly contemporary, but also not a traditional log cabin. I think we have achieved

what we were looking for. Driving through the gates, it feels modern but also rustic enough so that it is relaxing,” says George, who has now lived in the home for more than a year.

The three floors are split into three distinct zones for practical reasons: all bedrooms are on the bottom floor, all living areas are on the ground floor, which means they also get the best views, and an office sanctuary is perched on the top. Every portion of the block has been put to use, with seven individual landscaped garden spaces, including a fishpond, pool and barbecue area.

According to Anthony, one of the strengths of the design is the clever zoning. “The design takes advantage of all the views, with just about every room getting a different vista. No matter where you are, you enjoy the surroundings,” he says.

**TOP LEFT** Wayamba was built over three levels, with all living areas on the ground floor, to obtain the best views.

**ABOVE** On the steeply sloping site, there’s seven individual landscaped garden spaces, including a pool.

The exterior of the house is a work of art in itself. The ocean side is curved to follow the high waterline and to take full advantage of the views. The front, street side of the house features contemporary bold lines and angles with a parallel double-teak-vener porte cochre, which not only makes a stunning entryway, but also acts as a practical undercover space with protection from the southerlies and storms. To the right, the tower-like staircase recess stands out, with two levels of wraparound glass allowing light



## WATERFRONT MAGNIFICENCE

*“We wanted a resort feel and a house that was not overly contemporary, but also not a traditional log cabin.”*

*– homeowner George*



**ABOVE** The dramatic facade is complete with a distinctive porte cochère.

**LEFT** Every room takes advantage of a vista, thanks to wraparound glass.

to filter through the entire home.

It was a challenging journey to complete such a complex home — the demolition of the previous house and excavation of the site alone took nine months. Importing the specialist materials, such as masses of stone from Bali, and placing some 1400 plants also took considerable coordination.

Every finish was planned to the smallest detail, with most elements custom-made, including an advanced Clipsal C-Bus system enabling iPad control of lights, security and heating.

“The last two years were details and finishes,” says George. “We were tempted to compromise at the end but we knew that the last five per cent is really what you notice and the ACG Building team excelled at that. They were patient and didn’t accept second best. You will be able to see that quality for years to come.” **BH**

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# KITCHEN DESIGN



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# Grand scale

*The classic look and large proportions of American-style kitchens prompted the transformation of a small and dated kitchen design*





## AMERICAN BEAUTY

The new kitchen is an open, inviting area that blends with the dining and living zone.





## AMERICAN BEAUTY

A large island bench has an integrated chopping block, is perfect for informal meals and houses much-needed extra storage.







A functional kitchen is a must in any family home, but the one in this house was far from practical. Small, enclosed and dated, it had laminate doors and a benchtop with a raised servery that invited clutter. A basic corner pantry housed most of the kitchen belongings, while the entire space was dark and uninviting. The owners approached the professional team from Dana Kitchens to create a space that would transform their home.

Having spent some time in the USA, the clients had grown to love American-style kitchens with their grand scale and classic look. It was vital the new kitchen was an open, inviting area that blended with the dining and living zone.

*With small children in the family, a large island bench is a much-loved area for both work and play and a key feature in this kitchen.*

Zones for an office were incorporated.







The new kitchen was designed specifically to suit the needs of the family, with special consideration given to its layout. Zones for preparation, cooking, coffee and an office were incorporated into the large open-plan kitchen/dining area. The preparation/pantry space has a door to hide away messy bits and pieces, while a partially exposed rangehood has been integrated into the surrounding cupboards, creating a feature.

With small children in the family, a large island bench is a much-loved area for both work and play and a key feature in this kitchen. It has an integrated chopping block, is perfect for informal meals and houses much-needed extra storage. The lighting above the island is not only practical, but also creates a sense of grandeur.

The entire area has been completely transformed; the walls have been painted in a lighter colour, the floors were replaced

**ABOVE** This is a beautiful kitchen while also being functional.

**RIGHT** Walls have been painted in a lighter colour.

**OPPOSITE PAGE** A partially exposed rangehood has been integrated into the surrounding cupboards, creating a feature.

and the footprint of the kitchen has been completely altered. The room appears to have grown in size dramatically, without any literal increase in area, achieved through discerning configuration.

This is a beautiful kitchen to the eye while being functional at the same time. Quite an achievement. **BH**

## more info?

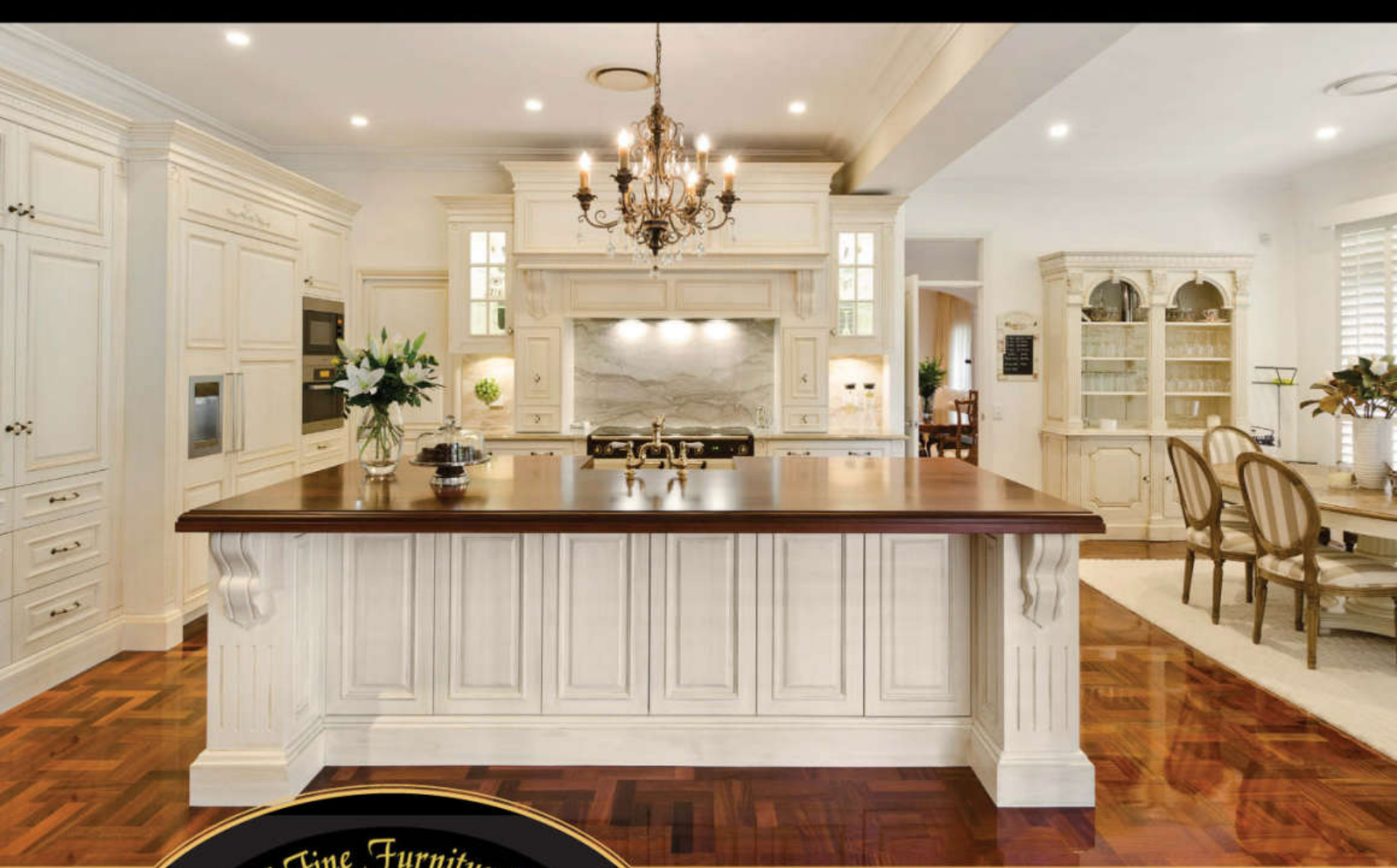
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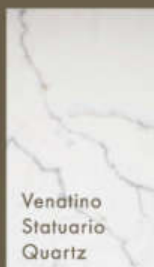
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# Warehouse wonder

*A warehouse conversion in Sydney's inner west exudes a distinctive industrial flavour*





**OPPOSITE** Black pendant lights and taps along with copper handles and brass-framed kitchen stools provide the finishing details.

**ABOVE & LEFT** The bold design choices include matt-black cabinetry and Caesarstone Sleek Concrete benchtops.

**T**his kitchen, designed by Sydney Kitchens, is truly the focal point of this impressive warehouse conversion in Sydney's inner west. Every element of the expansive kitchen has been meticulously designed, with the size, scale, material and colour choices in keeping with the industrial elements of the open-plan home.

The bold colour scheme, predominantly matt-black cabinetry and Caesarstone Sleek Concrete benchtops, is softened by the book-matched Calacatta marble splashback, custom-made Broadline glass in the upper cabinetry and the washed herringbone flooring. The matt-black cabinetry seamlessly continues in the butler's pantry, where it is teamed with Fenix Super Matt Black benchtops and mirrored splashbacks to reflect the space and light.

Black pendant lights and taps along with copper handles and brass-framed kitchen stools provide the finishing details to this visually striking entertainer's kitchen. **BH**

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An extensive list of textures, finishes and finishes can be found in this kitchen.

# Warm and inviting

*What was once kitchen claustrophobia is now an invitingly open collage of natural materials fit to entertain a multitude of family and friends*

**T**hese owners had an extensive wish list of textures, finishes and fixtures for this kitchen project, designed by Adam Williams for Wilko Cabinets, using DuPont Corian®, and it can now truly be considered the hub of the home.

Of major importance was the inclusion of the pre-existing granite walls and using natural timber in a variety of different finishes to create a warm atmosphere. To this end, timber was used in the panels, open shelves, raised benchtop and under the counter, as well as the messmate timber bearers and joists that were salvaged from Shepparton Primary School.

The finishes include a mix of limewash and Danish oil on the ceiling joists, Treatex oil on the panels and shelves, and Organoil on the raised bar, turning each surface into an attraction of its own.

The timber wouldn't be such a standout feature if it wasn't for the modern, sleek warm-white Corian® benchtops with waterfall ends, which contrast with the natural timber





*What was once kitchen claustrophobia is now an invitingly open collage of natural materials.*

**TOP RIGHT** The use of natural timber creates a warm atmosphere.

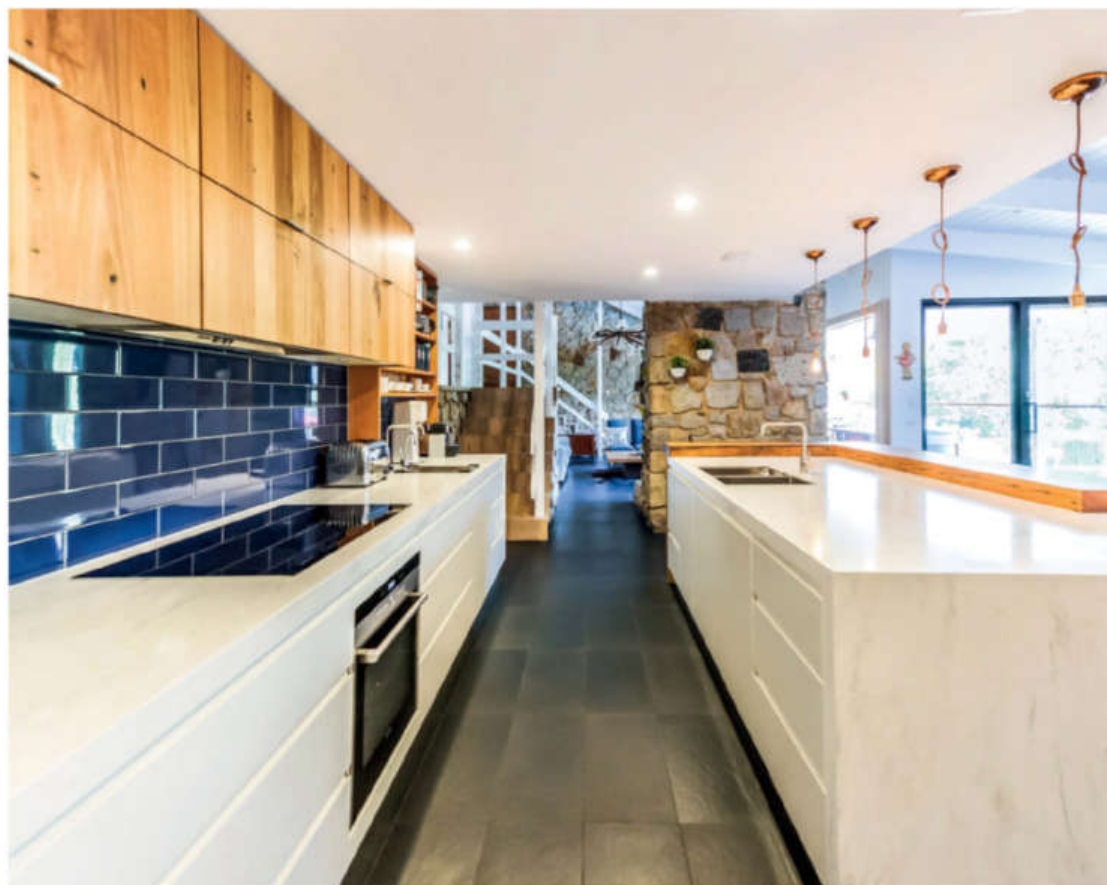
**RIGHT** Modern, sleek, warm-white Corian® benchtops contrast with the natural timber tones and highlight the dark-tiled splashback.

tones and beautifully highlight the rich, dark subway tiles. The slight vein pattern within the Corian® mimics the woodgrain and helps to complete the look.

Not only does Corian® help to set this kitchen apart, it also provides functionality through its durable, stain-resistant and easy-to-clean surface. What was once kitchen claustrophobia is now an invitingly open collage of natural materials fit to entertain a multitude of family and friends. **BH**

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# POOLS & OUTDOORS

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Project by Urban Escape





# Outdoor delight

*Visual simplicity of design and subtle use of quality materials unify this project and set the components well in the surrounding landscaped gardens*



## TROPICAL FLAVOUR

The cabana is surrounded by a large timber deck entertaining area, set within lawn areas and new tropical-style gardens.







**J**ohn Storch, principal of A Total Concept Landscape Architects, was commissioned to design a swimming pool, entertaining deck and gardens for this Sydney property more than 15 years ago. Last year, the company was requested to incorporate an extensive cabana and redesign the gardens and entertaining deck, allowing the owners and their children to relax and socialise.

“The location of the cabana was set adjacent to the swimming pool, to the rear of the property, to visually maximise the lawn and garden,” recalls John. This in turn took advantage of the level changes to utilise the underside of the cabana as an extensive workshop and double-car garage with rear lane access.

The cabana is located adjacent to the pool; it not only services the swimmers of the family, it also doubles as a rumpus and sleepover room for children. They can be far enough away so that loud music and electronic games aren’t heard in the main home, but are still close enough for cautious parents to keep a watchful eye on teenagers. The cabana is surrounded







*“The location of the cabana was set adjacent to the swimming pool, to the rear of the property, to visually maximise the lawn and garden.” – John Storch*

by a large timber deck entertaining area, set within lawn areas and new tropical-style gardens, all designed by A Total Concept.

The traditional style of the poolside cabana ties back to the design of the home to ensure that the overall project is in keeping with the residence. The roof of the poolside cabana has been designed with a hip that visually links to the existing roof of the residence and allows for very high ceilings and air/skylights that are great for airflow and to visually increase the size of the cabana. Brickwork of the residence has been matched and used extensively in the cabana.

In addition, an existing timber deck adjacent to the residence has been redecked in the same timber to relate to the new work, and an outdoor fireplace, sitting area and barbecue have been incorporated.

The cabana houses a large wall-mounted LCD television, intricate built-in cabinetry, Italian glass tile splashbacks, Caesarstone benchtop, under-mounted sink, stainless-steel fridge, dishwasher and bar. There's also a fully

furnished bathroom facility with shower, WC and basin plus tiled utility niches to match the kitchen splashback. All were designed to ensure every whim and desire is catered for.

At night, the poolside cabana is well lit with both concealed strip lighting and LED downlighting in the ceiling for functional purposes. Together with step lights, lights in the swimming pool and energy-efficient LED lighting throughout the paving, lawn and garden areas, this creates mood effects with washes of light and dancing shadows.

A quality internal, external and in-pool sound system, plus all electrical components such as lights, irrigation plus swimming pool heater and swim jets are all linked to the electrical switching system of the cabana and residence.

The sparkling water of the understated glass tile — used in the geometric-shaped swimming pool — contrasts beautifully with the blond sandstone paving of the external paved areas and the timber cabana floor relates to the decking. All

**OPPOSITE TOP** An extensive cabana and redesign of the gardens and entertaining deck allows the owners and their children to relax and socialise.

**OPPOSITE BOTTOM** The cabana adjacent to the pool services the swimmers of the family and doubles as a rumpus and sleepover room for children.

**ABOVE** An existing timber deck adjacent to the residence has been redecked in the same timber to relate to the new work, and an outdoor fireplace, sitting area and barbecue incorporated.

have been designed to blend with the dappled and shaded tropical greens of the gardens and lawns.

The surrounding gardens were redesigned and replanted to provide a more tropical feel. Plants now include Buddha belly bamboo, bromeliads, stripestem bamboo, Moses in the cradle, string of pearls, cycads, temple bloodgrass, frangipani, *cordyline rubra*, *phillodendron 'Xanadu'*, liriopie, lillipilly and kentia palms. The gardens also provide a mix of heady perfumed flowers at various times of the year to add interest to the project.

The result of the work, designed by A Total Concept Landscape Architects and Pool Designers, is a beautifully integrated lifestyle and entertaining complex for the homeowners. **BH**

## more info?

A Total Concept Landscape Architects  
& Pool Designers  
02 9957 5122  
[atotalconcept.com.au](http://atotalconcept.com.au)





# Holidaying at home

*A newly installed pool and cabana provide this family of four with an enviable lifestyle*

Photography: Reg Blunt of EMB Photographics

**W**inner of the Freeform or Natural Concrete Pool up to \$50,000 at the 2014 Master Builders Association NSW awards, Honey's Pool by ACG Building is a masterful creation of clean and focused design.

"The area was a large green-grassed backyard, empty and with no real landscaping to be mentioned," says ACG Building's Peter Phokos of the space before construction, adding, "the space was sloping to the back of

the property and was unusable."

Following a body of work that involved excavating landfill and sandstone, pool concrete construction, custom-made coping and tiles — which were cut to size — constructing a custom-made Balinese-style cabana, installing an outdoor bar and sink area, and custom frameless glass fencing ... the space now ticks all the boxes for the homeowners.

The client was a couple in their late 30s

with two children aged 11 and nine. For them, "it was important to have a usable outdoor sitting area that was open but weathered at the same time," says Peter. "They wanted a pool area where they could sit and lounge without it becoming a waste of space."

The homeowners didn't want the pool to obstruct the outdoor decking area at the back of the house and one of the great feats of this build was the integration of the new addition with existing features. ACG Building ensured



## BALINESE-STYLE CABANA

*“They wanted a pool area where they could sit and lounge without it becoming a waste of space.” – Peter Phokos*



**LEFT** The cabana is fitted out with all the mod cons, including a bar fridge.

**ABOVE** Custom frameless glass fencing ticks the safety boxes without obstructing the view of the cabana and pool from the house.

**BELOW** The cabana provides the outdoor sitting area the homeowners were looking for and is protected from the elements.



consistency of both style and colour with the garden and home and complemented these elements with a beautiful Sky Blue on the interior of the pool to brighten and contrast with the white limestone on the exterior. **BH**

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# Family oasis

*Adults and kids will love this modern, multi-purpose outdoor space, which will last many years into the future*

Photography: CW Photography + Media



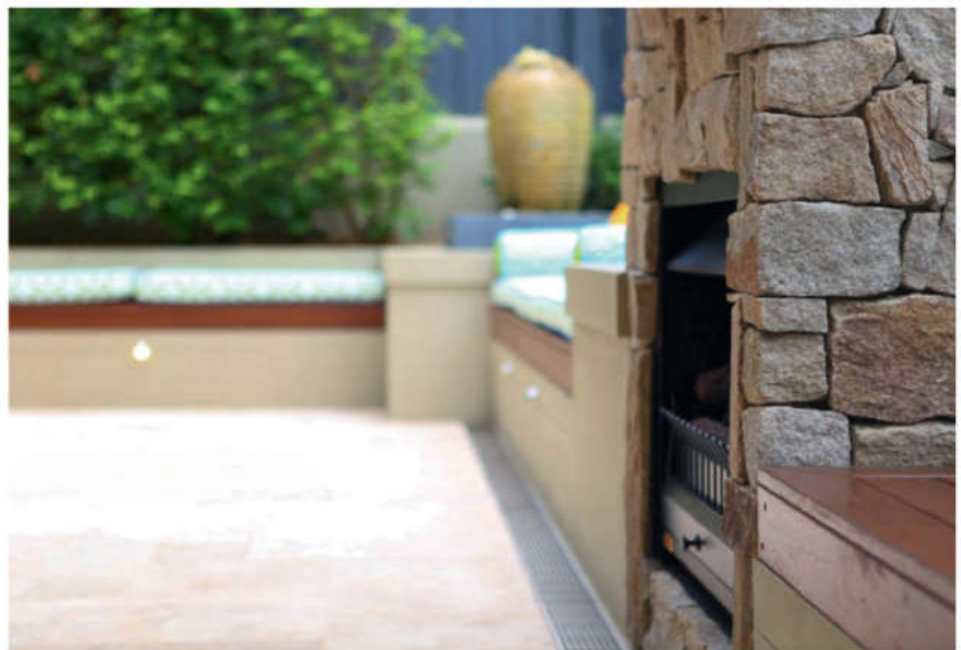
## ENTERTAINER'S DELIGHT



**ABOVE** The design maintained the existing murraya hedges and *Elaeocarpus eumundii* were planted around the pool. Frameless glass pool fencing makes the space look larger.

**TOP RIGHT** The barbecue area under the pergola, positioned near the pool, creates an additional entertainment space in summer.

**BOTTOM RIGHT** The Alpine stone-clad fireplace has timber benches alongside it.



**W**hen planning their new outdoor space, these homeowners envisaged a design that modernised their backyard using natural materials, utilised the existing hedges to maintain privacy, and allowed for a variety of entertaining spaces across no more than two levels, with new gardens to complement these. The plan was to take the indoor space outside and incorporate a TV/fireplace, barbecue, as

well as an area for relaxing with family and friends. Most importantly, it was to be a spot they could enjoy for many years to come.

Designed by Justin Dibble, owner and designer of Fluid Design and 3D Pools, in conjunction with Sand & Stone Landscapes, the new space is modern, stylish and warm, according to Luke Roodenburg, director of Sand & Stone Landscapes, whose company carried out the construction.





“Our inspiration was an entertainer’s delight; we really wanted to create an area that would suit both kids and adults alike,” says Luke.

Faced with a plain and simple area with tight access, the team cleverly transformed the backyard. “The outdoor patio area is really the highlight of the family’s outdoor living space,” says Luke. “I particularly love the Alpine stone-clad fireplace with built-in TV and the timber bench seating area as it takes the indoor space outside and enables the family to entertain all year round. In addition, the Vergola over the main patio allows both light in winter and shade in summer.”

The barbecue area under the pergola, positioned near the pool, creates an additional entertainment space in summer, thanks to a fully equipped kitchen with a sink and fridge.

The design maintained the existing murraya





hedges and *Elaeocarpus eumundii* were planted around the pool. Frameless glass pool fencing doesn't close off the space, instead making it look larger. Autumn travertine was laid in a French pattern around the pool and on the patio to ensure a seamless transition between spaces.

"The outdoor design works to complement each of the areas mentioned, with the pool central to the whole design," says Luke. "All of the natural materials used throughout the space creates a sense of warmth and gives the area a timeless lifespan." **BH**

### more info?

Sand & Stone Landscapes P/L  
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**OPPOSITE PAGE** The fireplace features a built-in TV for additional entertainment.  
**LEFT** The pool is central to the whole design.

**ABOVE** The patio area is the highlight of the family's outdoor living space.

**BELOW** A fully equipped kitchen with a sink and fridge extends the entertaining space.





CLEAN AND CONTEMPORARY

# Outdoor havens

*Elegant and understated, these stunning outdoor spaces are perfect for all members of the family*

Photography: Peter Brennan





At the rear of the house, the landscape flows from the open-plan kitchen and living area, facilitating indoor/outdoor living and providing diners with a clear view of the pool.





## CLEAN AND CONTEMPORARY



In keeping with the clean architectural lines of their newly built home, a landscape of simple contemporary design was what these owners were after. They turned to Matthew Glass of Optimal Outdoor Design for their dream garden.

At the rear of the house, the landscape needed to flow from the open-plan kitchen and living area, facilitating indoor/outdoor living and providing diners with a clear view of the swimming pool. In addition to outdoor entertaining, the rear garden needed to cater for the needs of the children and the family dog, Molly.

Matthew and his construction team used Australian hardwood timber to build the dining

deck, which was then coated with a natural decking stain. Mechanical drop-down blinds were installed to shade the area and block afternoon sun from flooding the living room. This area is complemented by the existing entertaining pavilion with its pool table, Daytona racing arcade machine, large plasma TV, kitchenette and bathroom at the far end of the garden.

A stepping-stone path of polished concrete leads from the pool to the pavilion and is mirrored in the decorative pattern of concrete steppers, each surrounded by mini mondo grass, laid in front of the wicker setting that sits to one side of the outdoor room. On the opposite side is a rustic teak garden seat.

For the pool surrounds, Optimal Outdoor

**LEFT** The front garden offers a tessellated tile entrance path and hedges of murraya.





**ABOVE** To highlight the plantings, garden spotlights feature in the back garden.

**LEFT** Seating for quiet contemplation.

Design used white terracotta tiles which contrast with the blue mosaic tiles of the pool interior and the black planters that extend along the boundary wall. To hide the wall, climbing star jasmine was planted in trough-style black pots. On the other side of the garden, the fence is screened by a murraya hedge.

In the front garden, with its tessellated tile entrance path, the planting scheme is similar. There are hedges of murraya, Japanese box and pittosporum, groundcover plantings of liriopse, more mini mondo grass and beautiful blueberry ash trees. To highlight the plantings, there are garden spotlights in both front and back gardens, all of which are part of the new 12-volt light system that is switched back to the house. **BH**

## more info?

Optimal Outdoor Design

0414 340 034

[optimaloutdoordesign.com.au](http://optimaloutdoordesign.com.au)





Slender bamboo was the dominant plant of choice as it grows quickly.



# Outdoor connection

*Despite limited space, this day-spa-like outdoor area now offers a multitude of relaxing spots to retreat to*

Photography: Jason Busch







**W**ith limited space in their backyard, the owners of this property wanted to make it feel larger, with different areas to escape to for both entertaining and relaxation.

Before the transformation, landscape designer Matt Leacy, director of Landart Landscapes and Pools, was confronted with a completely flat, paved space that could best be described as harsh and uninviting. “Because it was very flat, once you arrived at the back door the entire space was revealed and there was no reason to go beyond the door,” says Matt.

“I wanted to create a softer, more intriguing and organic area that invited you outside.”

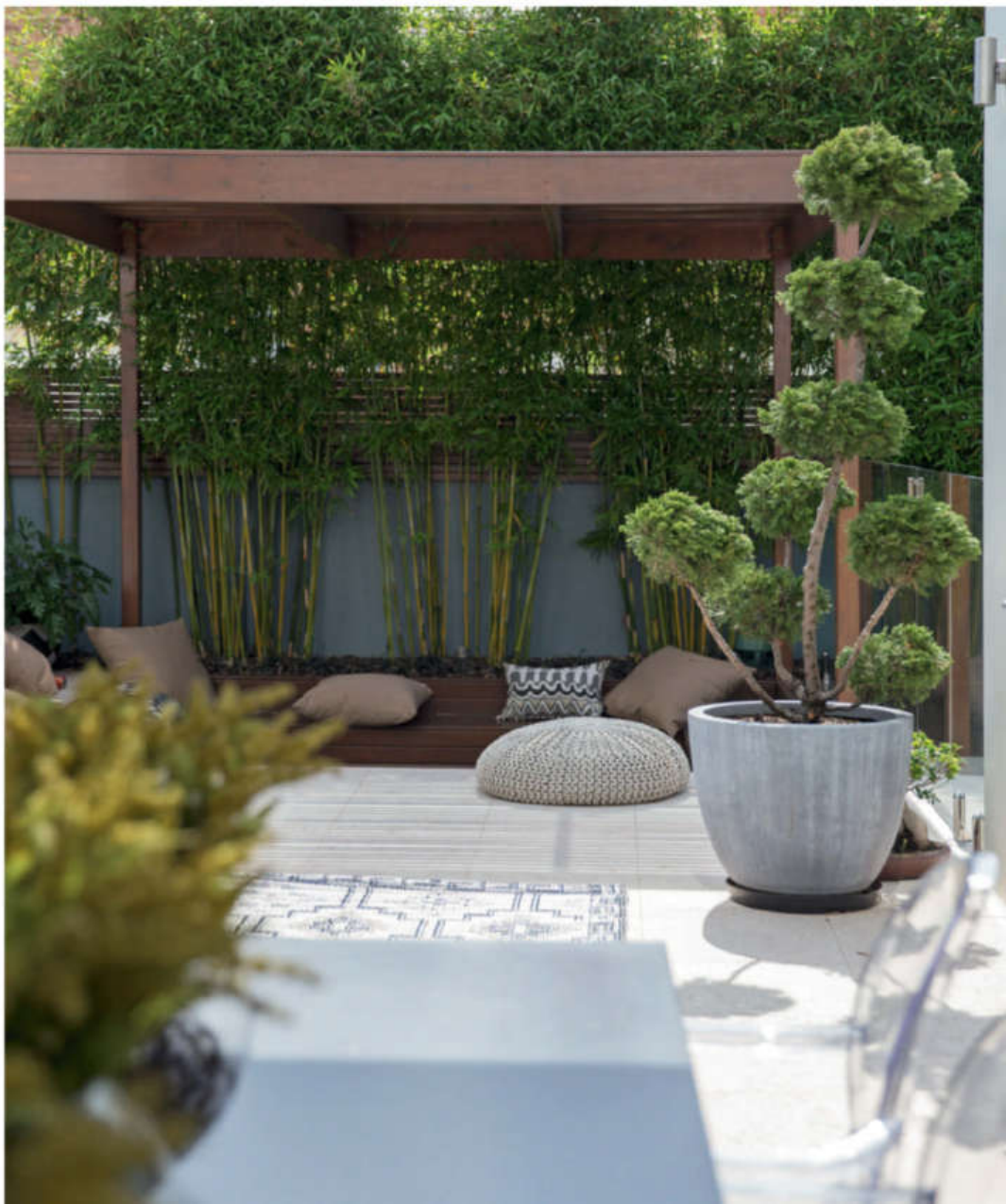
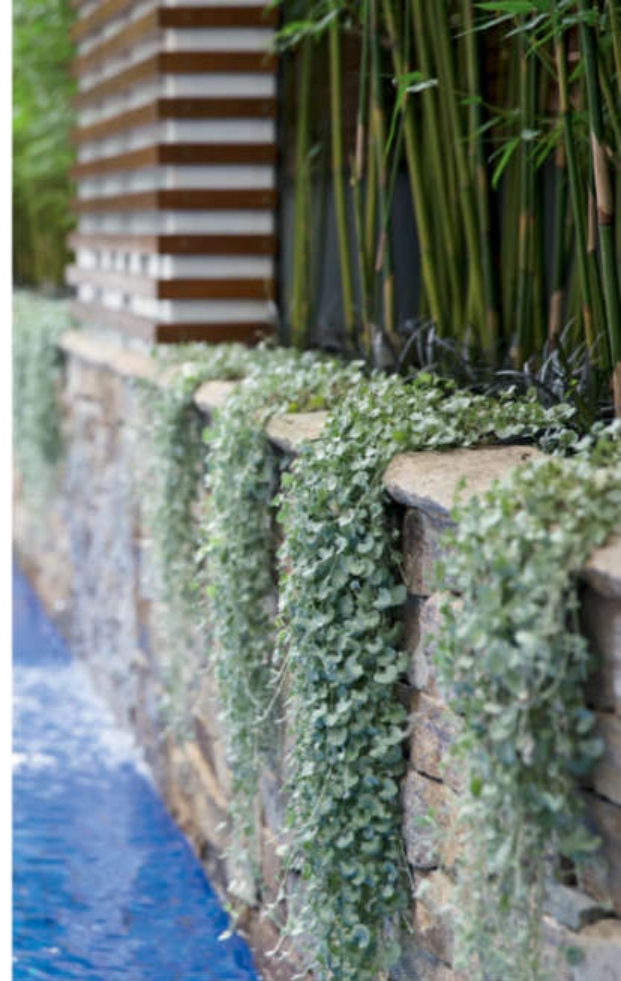
The resulting outdoor space that he and his company created is structured in a sense, but also very relaxed and casual — a contemporary space with hints of Asian inspiration. “A lot has been achieved in a very small area,” says Matt. “There are distinct rooms that feel very separate to each other, but also very connected.”

A sunken seating spot was added to provide more intimacy. “This also helped to make the space seem larger as it feels like a completely

different room to the dining and kitchen area, while still giving a sense of being connected to the other spaces,” says Matt. “When you are sitting there it really does feel like a room even though it is completely open. The sunken lounge is so inviting it draws you out into the garden. It’s difficult not to collapse in there with a drink every time you enter the space!”

A mosaic-tiled lap pool with an exquisite timber water feature was positioned alongside the light-filled dining area and kitchen, with easy access to the outdoor spaces via doors, which seem to disappear completely, enhancing





**OPPOSITE PAGE TOP** The light-filled dining area and kitchen provides easy access to the outdoor spaces via doors which seem to disappear completely, creating a seamless indoor/outdoor connection.

**TOP LEFT** A fully equipped outdoor kitchen is perfect for entertaining.

**ABOVE** The mosaic-tiled lap pool boasts an exquisite timber water feature, while the wall is clad with natural granite.

**LEFT** A sunken seating spot provides intimacy.

the seamless indoor/outdoor connection.

When it came to stone and paving selection for the project, one of the numerous masonry walls was clad with natural granite stone shaped on site, and consistent blond travertine paving was laid around the perimeter of the pool.

Slender weaver bamboo was the dominant plant of choice. "This was chosen because the garden beds are quite small and we needed to screen off the neighbour's two storeys quickly — bamboo was about the only thing that would achieve all of the criteria the clients required," says Matt. "Plus, it suits the space perfectly. Although we are in a suburban backyard, it feels like you could be in a day spa just about anywhere. It provides real escapism." **BH**

## more info?

Landart Landscapes and Pools  
02 9958 0462  
[landart.com.au](http://landart.com.au)





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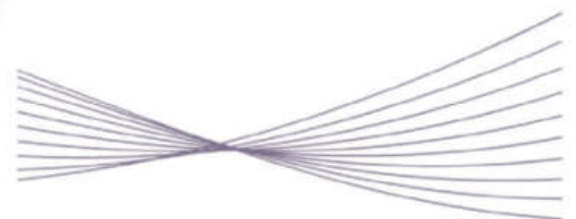


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# Sophisticated stone

*A Sydney property receives a beautiful outdoor makeover thanks to the superb qualities of stone, shaped to suit*

Photography: Peter Brennan





**LEFT** Antique Stone coping allows for curved corners and non-standard pieces that ensure the curved front balcony doesn't have unsightly mitre cuts and trim cuts.

**ABOVE** Graphite stone was used at the front entry.

**A**ntique Stone products were skilfully used for the update to this Sydney backyard, pool and front entry, as well as a major extension to the home's upper level. Designed and constructed by Beecraft, the project involved updating the pool and front entry of the house in conjunction with altering the living space to give the owners a better-functioning home, while also improving the space inside the pool area with a new deck and stone surrounds.

For the renovation, Antique Stone provided 500x500mm pavers and pool coping that was made to a specific size and shape to suit the owners' requirements. Graphite stone was used at the front entry while traditional pavers, pool coping and step treads were used in the backyard.



## FUNCTIONAL BEAUTY



**TOP LEFT** Step treads were used for the backyard.

**ABOVE** Antique Stone coping allows for curved corners for the pool.

**LEFT** The front entry received a major update.

*“Antique Stone is more cost effective than having stone shaped on site to suit.” – Ian Stott*

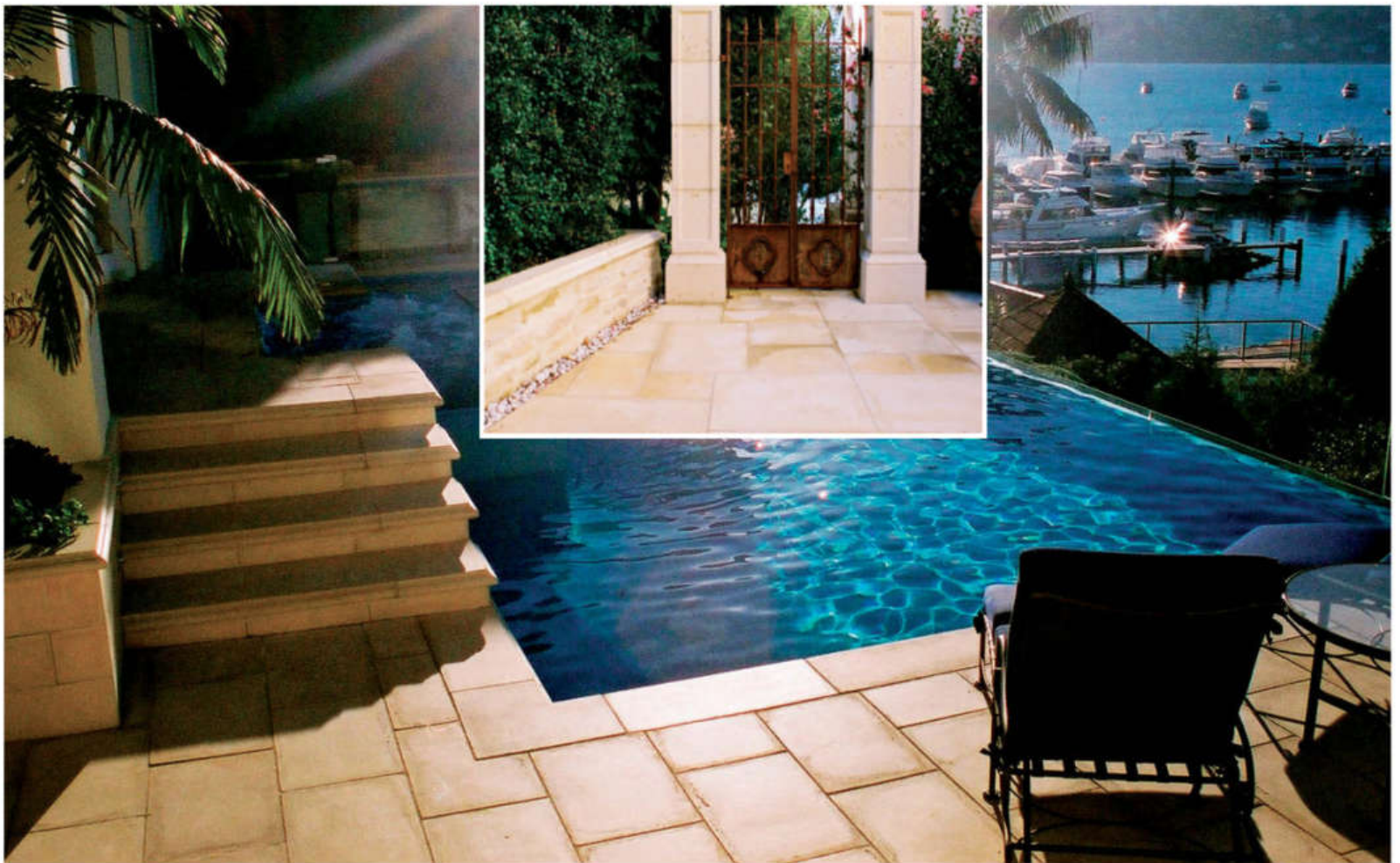
Antique Stone coping was important to this project as it allows for curved corners and non-standard pieces that ensure both the pool and curved front balcony don't have unsightly mitre cuts and trim cuts.

“Using Antique Stone is more cost effective than having stone shaped on site to suit,” says Ian Stott of Antique Stone. **BH**

### more info?

Antique Stone  
02 9519 0322, 0412 297 843  
antiquestone.com.au  
Beecraft  
02 9450 1530

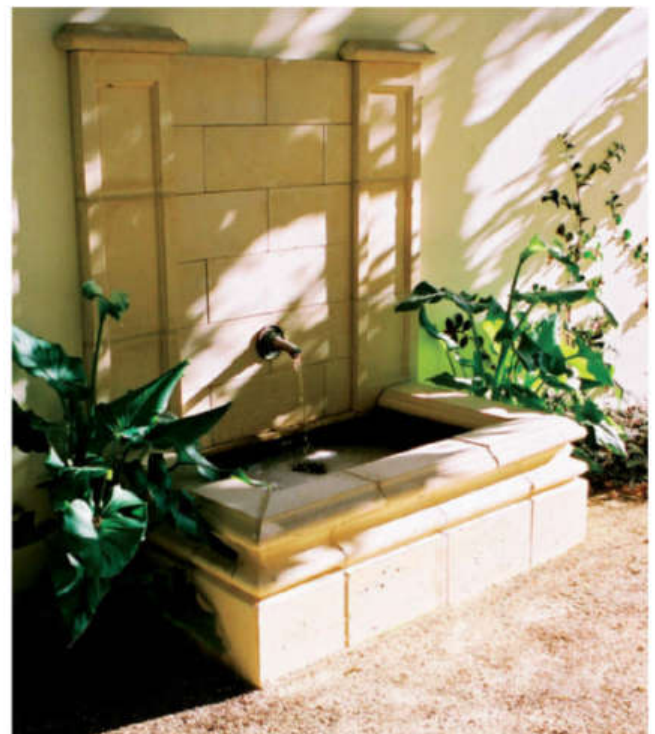




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# Those blue hues

*An oasis in the middle of  
Australia's bushland*

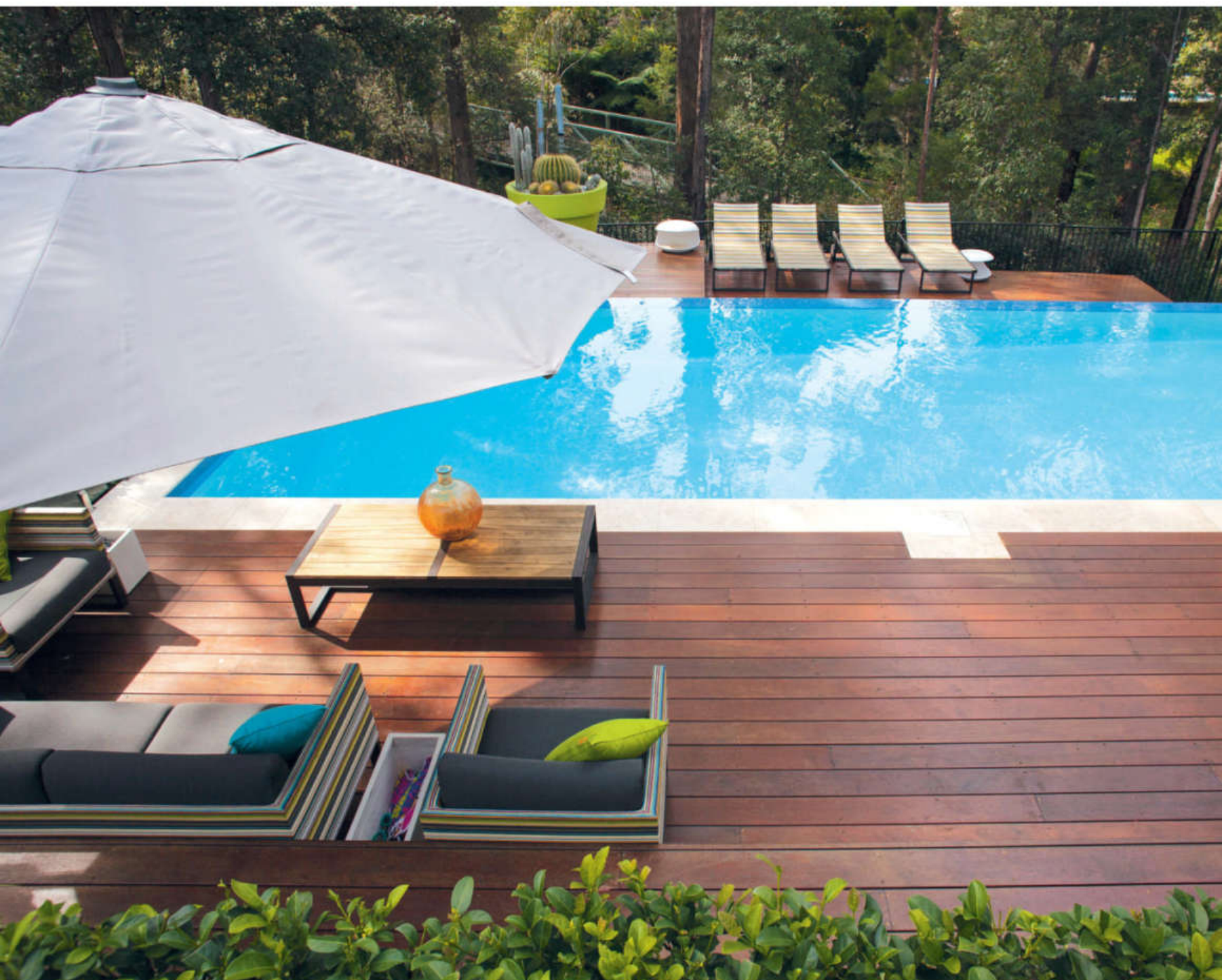




Surrounded by bushland, the pool takes advantage of the sloping site.



## BUSHLAND OASIS



**N**estled in the green bushland, this pool emerges like a tropical oasis. Designed by Jade Pools in conjunction with the owners, the featured pool takes full advantage of the sloping backyard, with a raised spa spilling into the pool and a spillway over the pool flowing into a catch tank, acting as a natural waterfall.

The pool was built into the slope, appearing to be elevated from the ground. Dark-timber decking lines the perimeter of the pool and provides enough space for entertaining as well as relaxing. A small cabana is located at the rear, next to the raised spa, adding a touch of luxury.

Built by Jade Swimming Pools, this sleek and modern design features a Polaris 280 pool cleaner, Thermo solar heating panels and a Davey CC28 sand filter, as well as a Davey Silensor pump for both the pool and spa. The EasyTouch Pool and Spa Control System allows the owners to enjoy the pool without having to worry about any complex pool technology.

The fully tiled pool and spa interiors, highlighted by the Ocean Blue Ezarri tiles, add that pop of colour to the backyard that consists predominantly of nature's greenery and the brown of the timber decking. This truly calming and expertly designed pool incorporates all the features a pool needs for enjoyment and entertaining. **BH**

**ABOVE** Dark timber decking lines the pool's perimeter and provides space for both entertaining and relaxing.

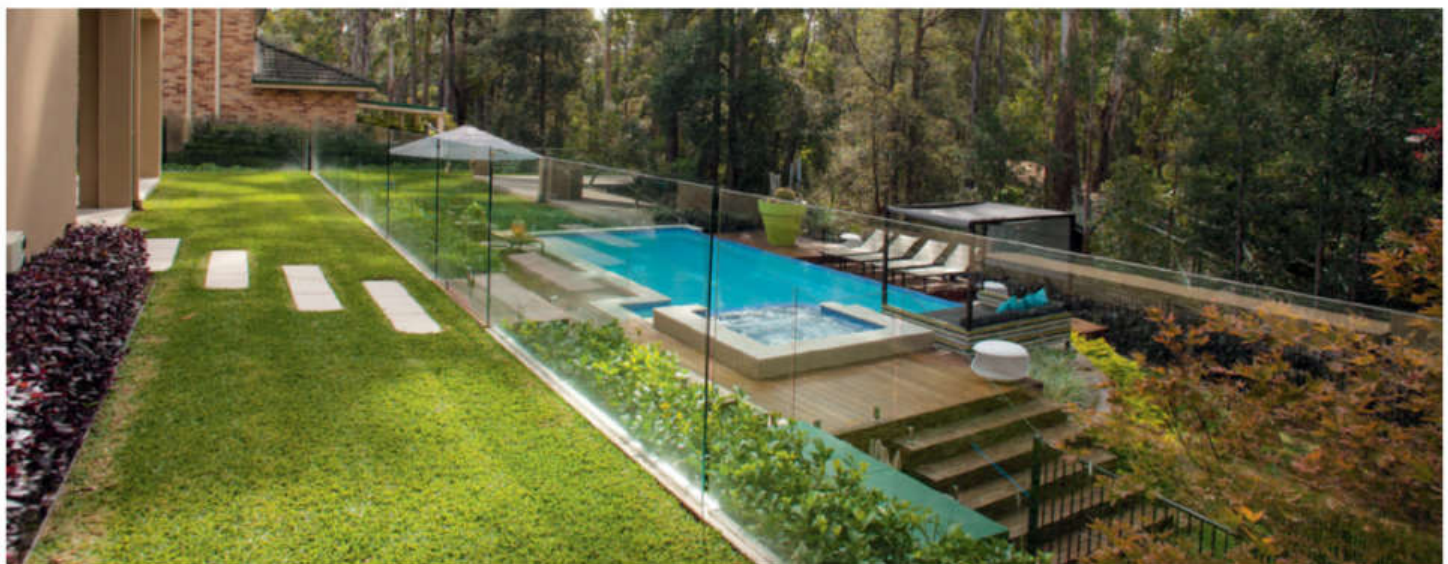
**OPPOSITE PAGE TOP** The fully tiled pool and spa interiors are highlighted by Ocean Blue Ezarri tiles.

**OPPOSITE PAGE BOTTOM** The backyard consists predominantly of nature's greenery.

### more info?

Jade Swimming Pools  
02 9686 6000  
[jadepools.com.au](http://jadepools.com.au)









# Coasting along

*The synergy between beach, pool and home in this award-winning masterpiece has created a never-ending horizon*

Photography: Sharpix

Looking out over a stunning view is awe-inspiring. Becoming a part of it is nothing short of remarkable, and that is what this pool permits. Designed and built by Crystal Pools, the pool has transformed a natural marvel into an interactive space made for both fun and relaxation.

Driving this metamorphosis is the family lap

pool, designed and constructed to marry the clients' home with the water's edge to create a never-ending horizon that begins in their own backyard. It not only dramatically increases the value of the home, but it enhances the clients' lifestyle and the surrounding environment.

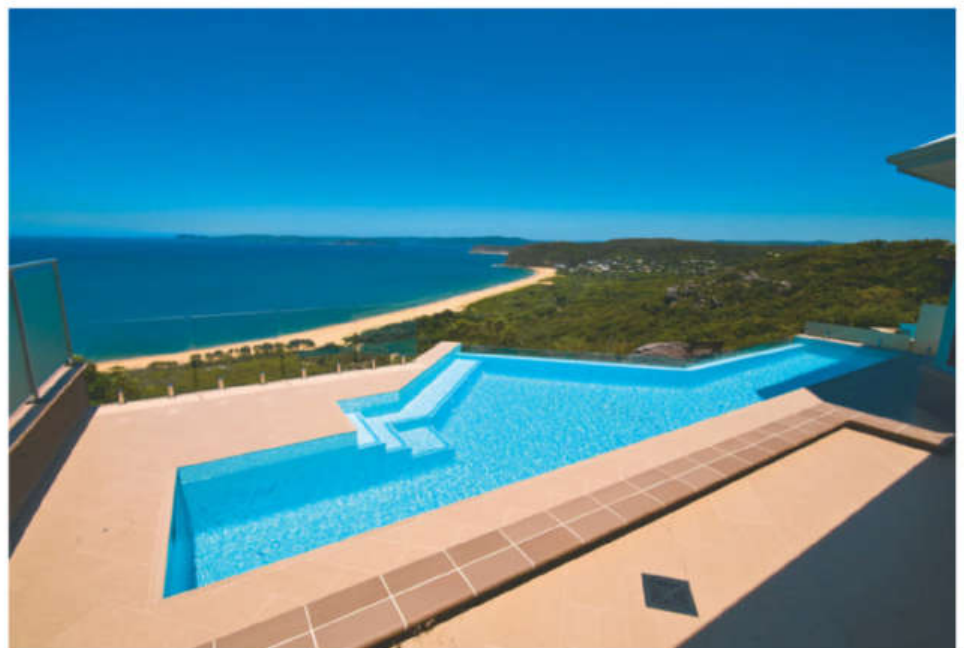
The pool was designed to connect the residence to the sprawling coastline while

creating an ambient atmosphere in harmony with the character of the home. It serves as an example of the Crystal Pools philosophy of quality without compromise and surpasses the clients' expectations. Constant communication between the clients, designer and builder ensured the pool was a success and delivered the desired impact.



## OCEANSIDE ESCAPE

*A strong focus was placed on the details of the design — such as the Pacific Ocean Blue colouring — to guarantee the pool appears as an extension of the ocean as well as the home.*



A strong focus was placed on the details of the design — such as the Pacific Ocean Blue colouring — to guarantee the pool appears as an extension of the ocean as well as the home.

The resulting synergy between the beach, pool and residence appears dynamic and effortless. Crystal Pools has triumphantly connected the three so successfully, that this pool was awarded Winner of Traditional or Geometric Concrete Pools \$50,001-\$100,000 by the Master Builders Association of NSW at the Excellence in Housing and Pool Awards 2010. **BH**

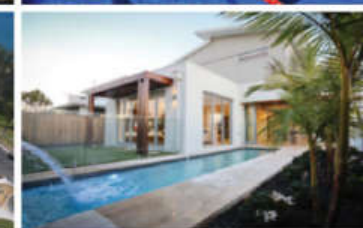
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# Simply irresistible

*Contemporary in design, this unique outdoor retreat provides year-round enjoyment*

Photography: Peter Brennan

The pool and garden lighting scheme is extensive and incorporates uplighting to the feature trees, under-step lights, in-deck uplights and wall-mounted lights.





**ABOVE** The outdoor entertaining area and swimming pool link seamlessly with the modern home.

**RIGHT** The shimmering plunge pool and curvaceous built-in sun lounge.

**D**esigned to closely integrate with the luxury home, this garden is an entertainer's paradise. From the shimmering plunge pool to the curvaceous built-in sun lounge, this is a garden that was made to be enjoyed.

"We were asked to create a landscape in which the outdoor entertaining area and swimming pool linked seamlessly with the home," says Adrian Swain, ecodesign's head designer. "This required us to coordinate our work with the project architect, interior designer, home builder and, of course, the pool builder.

"Of paramount importance was the inclusion of a plunge pool, an area of grass for the children, a large outdoor entertaining space and garden views from all windows of the home — and this all had to be addressed in a manner which complemented the look and feel of the home."



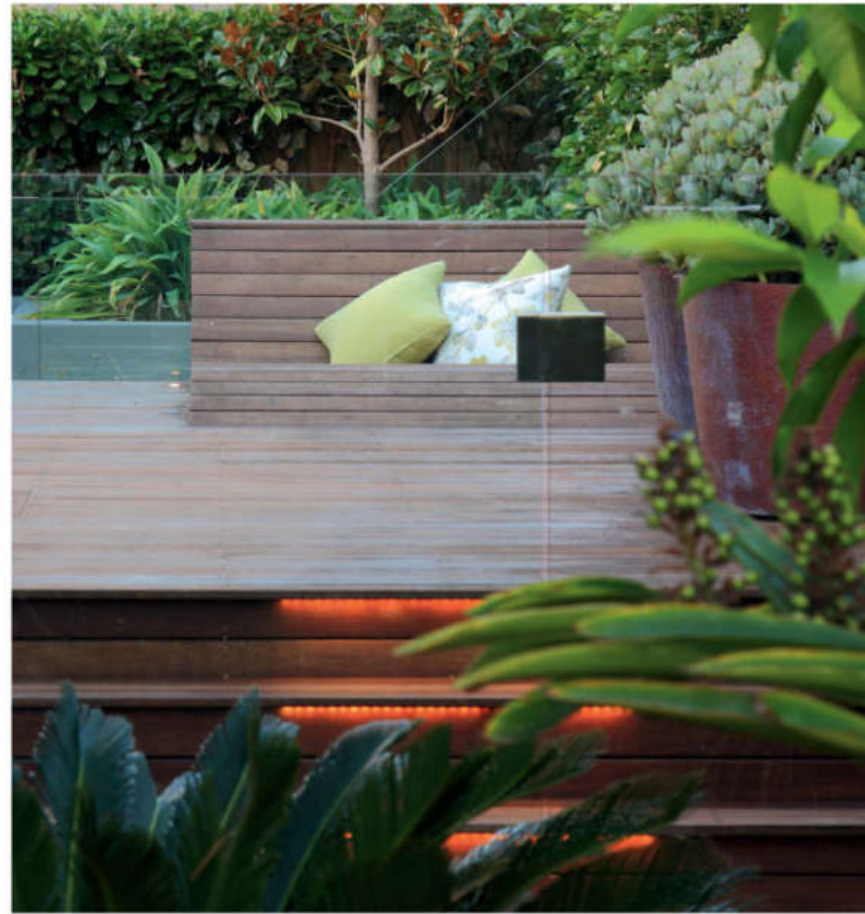


## DESIGNER LANDSCAPE

**LEFT** A key feature of the plunge pool is the in-built lounge, clad in a mottled blend of mosaic tiles.

**BELOW** The impressive undulating in-built sun lounge.

**BOTTOM LEFT** The project also met the brief requirement of a grassed area for children to play.



*Frameless glass fencing panels frame the plunge pool on two sides and make it possible to enjoy clear views of the beautifully landscaped surrounds.*

The style of the garden is contemporary, which is clearly evident in the plunge pool. “From the moment you walk through the home’s impressive front door you can see out to the rear garden and the pool, which appears to be a solid block of floating water,” says Adrian. “This stunning effect was achieved by aligning the glass edge of the pool near to the floor-to-ceiling windows and raising the pool water level 600mm above the home’s internal floor level.”

A key feature of the plunge pool is the in-built lounge, clad in a mottled blend of mosaic tiles,

which extends across one end to provide a place where people can fully immerse themselves while relaxing. The line of the lounge is continued with the adjacent timber deck and its impressive undulating in-built sun lounge.

Frameless glass fencing panels frame the plunge pool on two sides and make it possible to enjoy clear views of the beautifully landscaped surrounds, which boast a rich planting palette that includes viburnum, Japanese box, cycads, knobby club rush and native ginger. For height and fragrance, ecodesign planted magnolias and *Michelia alba*.

At the side of the house there is another special treat: a courtyard with a boundary wall covered in climbing fig. Attached to the wall is a trio of custom mirrors, each in a frame painted with Porter’s liquid copper. These mirrors almost seem to float and help to make the space seem larger and more open.

The pool and garden lighting scheme is extensive and incorporates uplighting to the feature trees, under-step lights, in-deck uplights as well as wall-mounted lights. These lights ensure the entire outdoor space is simply irresistible come nightfall. **BH**

### more info?

ecodesign Pty Ltd  
02 9680 7712, 0407 006 852 (Adrian Swain)  
ecodesign.com.au  
Landscape construction by  
The Other Side Landscapes Pty Ltd  
theotherside.com.au





# Three-tiered oasis

*A sloping block on a challenging site inspired this impressive, innovative design*



## CHALLENGING YET CLEVER

**LEFT** The pool, spa and decking area are designed in three tiers so that each element blends into the next.

**BELOW** The spa is covered by a gazebo roof.



**A**t the heart of the featured pool was the drive to create a space that would accommodate the owner's three children, act as an ideal place for entertaining and generate the ultimate impact. Using clever design and a combination of textures, together with bursts of fresh colour, Innovative Pools and Spas delivered exactly that for the overjoyed owners.

The challenging site inspired an innovative design that cleverly utilises the otherwise unused backyard space and sloping block. Designed and built by Innovative Pools and Spas, the pool, spa

and decking area are designed in three tiers so that each element blends into the next. A spa sits at the top so that the overflowing water cascades down into the large pool. An infinity edge to the pool continues the flow of water, which then trickles into the third pool catchment at the final level.

Undoubtedly, the hero of the overall design is the large rectangular-shaped pool that measures 7m x 4m and is adorned with cheerful Mediterranean Blue glass mosaic tiles. Elegant, neutral-toned travertine tiles border the pool to enhance the blue interior. PAL lighting is included for a glowing effect in the evenings and a Viron 350 gas heater keeps water at the ideal temperature.

Adjacent to the pool is the functional hardwood deck, which provides plenty of space for entertaining and lounging in the

sun. For added entertainment, the spa features power outlets to easily install a TV or liven up any poolside party with music from the speakers in the gazebo roof over the spa.

Shannon Micallef founded Innovative Pools and Spas with the aim to create high-quality pools with excellent service. Drawing on his 23 years of experience in the building industry, the company creates unparalleled designs that transform even the most dated backyards into impressive and unique spaces. **BH**

### more info?

Innovative Pools and Spas

02 4275 2834

0413 488 646

[innovativepoolsandspas.com.au](http://innovativepoolsandspas.com.au)





Frameless glass around the pool enhances the uninterrupted vista.





## Designer style

*Careful planning and an expert designer eye combine to create an outdoor living area that seamlessly merges alfresco dining with a luxurious pool*





**N**ot only did Design Pools successfully create this pool and outdoor living area, the company also undertook the complete home renovation. The result is a project that clearly demonstrates Design Pools' devotion to the construction of high-quality pools and landscapes that cater to clients' everyday needs.

By incorporating an alfresco into the design, the company maximised room for the pool and provided shade around the dining area to ensure the space can be used all year round.

The elevated alfresco features an outdoor kitchen complete with barbecue, sink and drinks fridge. The alfresco offers an unimpeded view of the pool, allowing adults to supervise children, while at the same time, providing a perfect outlook of the entire yard. Glass fencing surrounding the pool not only fulfils safety requirements, but also enhances the uninterrupted vista.

Completing the impressive aesthetic, travertine paving was laid throughout the alfresco and around the pool. The striking light colour of the tiles complements the pool's blue interior, ensuring it's the focal point of the backyard.

The clean layout and cohesive aesthetic demonstrates Design Pools' skills in creating not only sophisticated outdoor living areas, but also building exceptional pools and constructing the finest landscapes. **BH**

## more info?

Design Pools

0418 212 993 (Brian), 0425 352 365 (David)

Builder's licence number: 187842c







**OPPOSITE PAGE TOP** The light colour of the travertine complements the pool's blue interior.

**OPPOSITE PAGE BOTTOM** The essential outdoor kitchen is well utilised.

**ABOVE** The elevated alfresco features a full outdoor kitchen, so that the space can be utilised year round.

**LEFT** The beautiful water feature is a striking addition to the area.



A high-angle photograph of a modern swimming pool. The pool's edge is defined by a clean, grey tiled deck. The water is a vibrant blue, with gentle ripples on its surface. In the background, a thick, lush green hedge fills the upper portion of the frame. The overall aesthetic is minimalist and sophisticated.

# Overflowing with style

*Geometric design and clean lines  
create the illusion of space*



**GEOMETRIC CREATION**

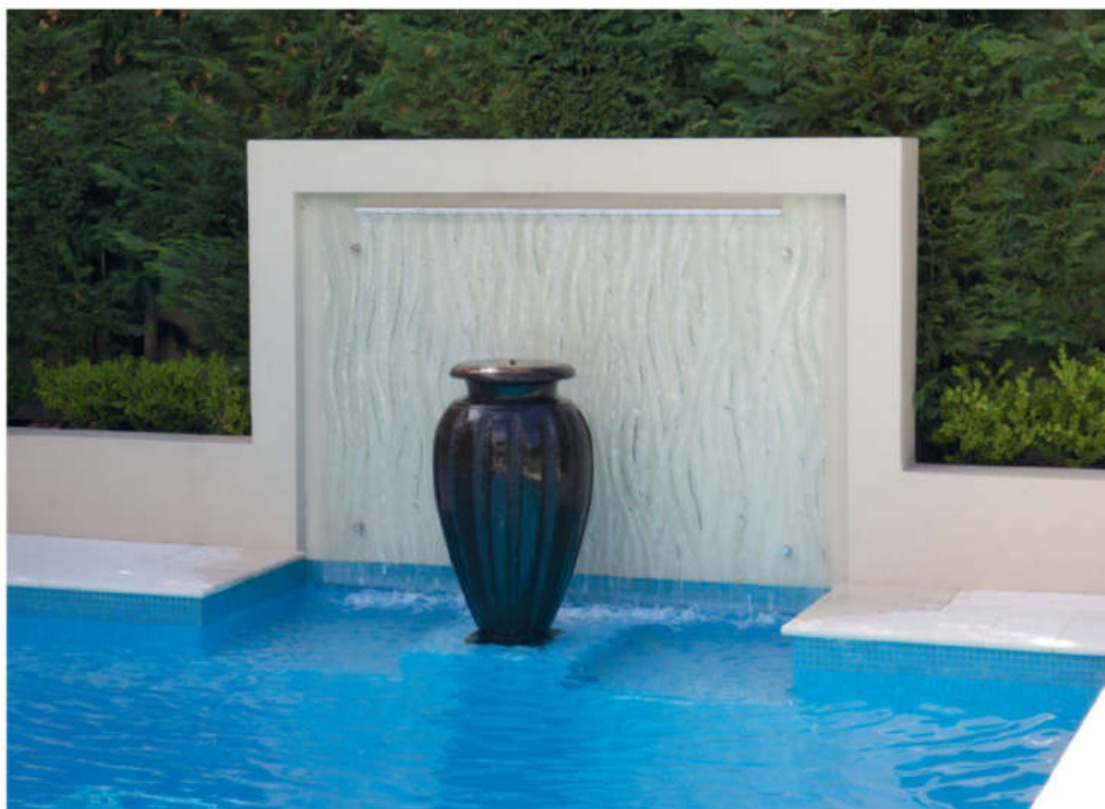








## GEOMETRIC CREATION



**L**ocated in the picturesque Sydney suburb of Maroubra, this pool seamlessly blends into the homeowner's backyard. Featuring a geometric design and an Antique Stone finish that is both natural and stylish, this highly practical and aesthetically pleasing pool would suit any backyard.

Designed and built by Pride Pools, the clean lines enhance the space and give the illusion that the yard is larger than it actually is. Pride Pools incorporated a well-proportioned urn and a waterfall water feature to the rear of the pool that add interest and complement the surrounding lush-green foliage. Near-invisible glass fencing creates a safety barrier and allows an unobstructed view of the pool area.

This pool is a great addition to the backyard and is ideal for all ages. It is large enough for the family to swim laps in, while the tiled bench seat and centralised leisure and safety ledge provide ample opportunity for poolside cocktails during the summer months. A pool cover and a landscaped lawn and garden

supply shaded areas between the pool and the house, guaranteeing comfort for those who wish to enjoy the poolside atmosphere but would rather not jump into the water. Carefully placed underwater pool lights produce a radiant glow and create a magical atmosphere for those swimming at night.

As well as being family friendly and aesthetically appealing, this pool is also safe and easy to maintain. The PCC2000 in-floor cleaning system distributes clean, recycled water to all parts of the pool and guarantees that the owners dedicate minimal time to pool maintenance. The water is kept warm and inviting through a gas heating system so swimming is not limited to just the summer months. **BH**

### more info?

Pride Pools  
02 9436 2711  
[pridepools.com.au](http://pridepools.com.au)

*Featuring a geometric design and an Antique Stone finish that is both natural and stylish, this highly practical and aesthetically pleasing pool would suit any backyard.*



# An urban oasis

*What started as an almost unusable piece of land  
has been cleverly turned into an urban oasis*



## SUBURBAN SIMPLICITY

The design utilises the entire length of the property.











**D**esign is only as good as the demand it meets, and for the owners of a property situated on a jagged cliff face, the need was to transform an almost unusable plot of land into an urban oasis.

Working closely with architects, designers and the clients, Urban Escape carried out both pool and landscaping projects, creating a design that is not only visually stunning but also highly practical. By utilising the entire length of the property, the company has constructed a masterpiece that marries contemporary design with the needs of a young family.

The clients wanted to make use of the entire property and turn the most difficult of landscapes into a family-friendly entertainment area. A pool was a must, as was a spacious lounge area — and with a soccer-mad son, they also required room for him to run around.

Stepping up to the challenge, Urban Escape worked on a unique concept for the pool and landscape — it was a complete backyard transformation, focusing on functionality, ease of maintenance and style.

The clients' love of timber and raw materials is echoed throughout the design, with the landscape featuring a selection of natural finishes. Weathered spotted gum deck, stairs and sandstone coping work harmoniously with the pool tiles and colour scheme of the

**OPPOSITE PAGE TOP** The landscape features a selection of natural finishes.

**ABOVE** A cabana at one end of the pool provides shade in summer and houses a pool table and TV.

**LEFT & OPPOSITE PAGE BOTTOM** The weathered spotted gum deck, stairs and sandstone coping work well with the pool tiles.

flora, resulting in an elegant space. The look is polished with stylish glass fencing.

The pool is equally attractive, but doesn't sacrifice functionality. Rainwater tanks provide water to top up the pool and the additions of LED lights and FSC-certified timber make the finished product environmentally responsible. Extra features such as the fully automated Viron Connect system and in-floor cleaning ensure an integrated pool that's easy to enjoy and maintain.

While most pools are designed with only warm weather in mind, Urban Escape lived up to its name, providing a relaxing environment suitable for any conditions. A cabana at one end of the pool provides shade in summer but also houses a pool table and TV, giving the family somewhere to escape to all year round. **BH**

## more info?

Urban Escape  
02 9417 8004, 0416 180 530  
[urbanescape.com.au](http://urbanescape.com.au)





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# Natural beauty

*Fresh air, privacy and natural surrounds are the essence of an outdoor space*

**W**e aren't always fortunate enough to have opulent spaces, but generally we can plan our own small sanctuary to its best potential. This usually entails an outdoor deck and shade cover and privacy for dining and relaxing. The more natural the setting, the closer to nature we feel.

House of Bamboo has helped countless Australians achieve their own sanctuary. The company has been an Australian pioneer of eco-friendly and sustainable products since 1975. A specialist in all types of bamboo products for both outdoor and indoor use, House of Bamboo now provides the latest generation in natural fencing, shading

and decking materials.

Perhaps for your setting, a simple fence cladding is ideal. A natural fence cladding such as bamboo can hide unsightly fences and provide a sense of cohesion. Or a fence may need to be heightened on one side or in one segment to bring privacy to the area. A shed needed for storage, the carport or the clothesline can all be screened with bamboo screening.

The beauty of bamboo lies in its quality and natural look, which blends with varied contemporary outdoor architectural and landscaping styles, including gardens with tropical, Balinese, oriental, Mediterranean or Australian native themes. Bamboo is extremely







versatile and can be used in a number of different ways — for texture, privacy or barrier screens in pool, garden or deck areas, as well as for bringing elegant overhead shade to existing or new pergola, patio or outdoor room surrounds.

House of Bamboo has moved away from conventional approaches to shade, where once the main idea was simply to block out the sun. The basis of its approach is to utilise environmentally sound bamboo and reed-based natural materials in modern, architectural and landscape environments to create comfort in an aesthetically pleasing way.

A soft, natural filtered light is achieved using either fine Natureed only millimetres wide, or bamboo rods of various sizes up to 25mm thick. In many contexts, cool air may also pass between the reeds and poles.

Directed from overhead at night, the filtered light creates a magical ambience. Existing polycarbonate patio awnings or verandah roofing can be dramatically cooled when clad underneath with Natureed or House of Bamboo's other screening materials. A natural texture is instantly apparent, as

well as immediate coolness and freedom from soiled overhead polycarbonate.

Now House of Bamboo also provides the latest generation of bamboo decking, which is perfect for pool surrounds and outdoor rooms. These solid-mass boards, available as vertical bamboo, are pre-sealed FSC certified, H3-treated in Australia to AS 1604 with end tag certification. The decking is treated with natural decking oil and carries a 25-year treatment warranty against rot, fungal attack and termite.

Many different themes can be achieved with natural materials as a backdrop, allowing you to be creative in planning or upgrading your own comfortable sanctuary in a style that suits your lifestyle and complements your home's design. **BH**

## more info?

House of Bamboo

02 9666 5703

[houseofbamboo.com.au](http://houseofbamboo.com.au)

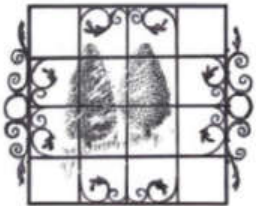




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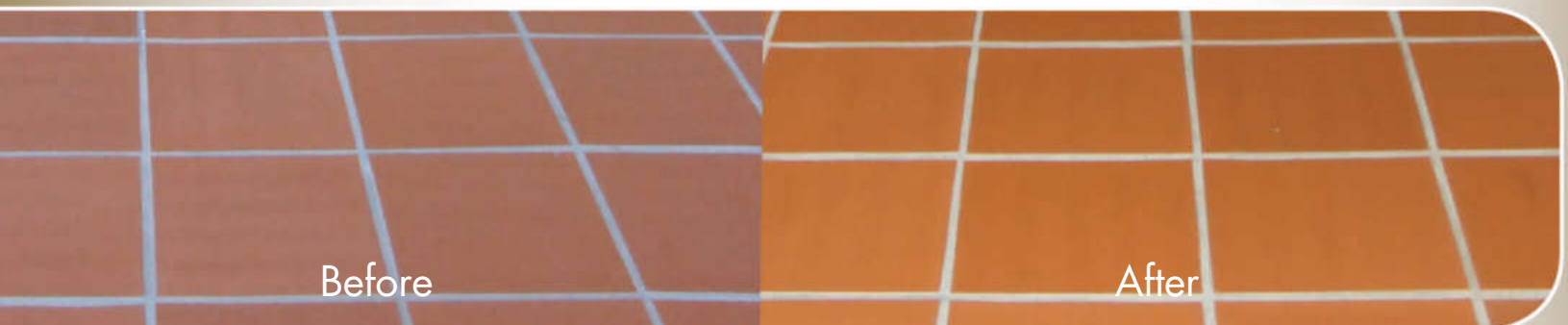
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## ACREAGE ESCAPE

The heated spa is positioned close to the outdoor kitchen.





# Family favourite

*A classic pool design set on acreage that is well and truly loved by all members of this young family*







The step area boasts waterspouts for the kids to swim underneath.



The waterspouts are an eye-catching feature in this backyard.





**“A** good design is one that meets the needs of the whole family,” says Gavin Bazley, co-owner of Sydney-based Aquastone Pools and Landscapes. In this instance, the owners of this stunning acreage design in Sydney’s northwest have young children, so they wanted a pool that their children could not only enjoy now, but also well into their young adult life.

The generous proportions of their 9m-long, solar-heated pool ensure the kids have plenty of room for fun, but there are also some great spots for mum and dad to enjoy as well.

The design incorporates a ledge area with steppers and as the ledge is only 500mm deep, it’s perfect for young children to sit on and play. The step area also boasts waterspouts for the kids to swim underneath, while also being an eye-catching water feature.

The separate heated spa is enjoyed by the whole family, but mum and dad can also relax here together — minus the kids. And anyone with children knows how very important that is!

This beautiful design offers something for the whole family. The pool’s generous size ensures that as the family grows, there will

**ABOVE** The timeless design is perfectly at home in Sydney’s northwest on an acreage block.

**BELOW** The 9m-long pool offers generous proportions, so everyone in the family has lots of room.

be plenty of room for the kids to enjoy it with their friends well into their teen years. **BH**

## more info?

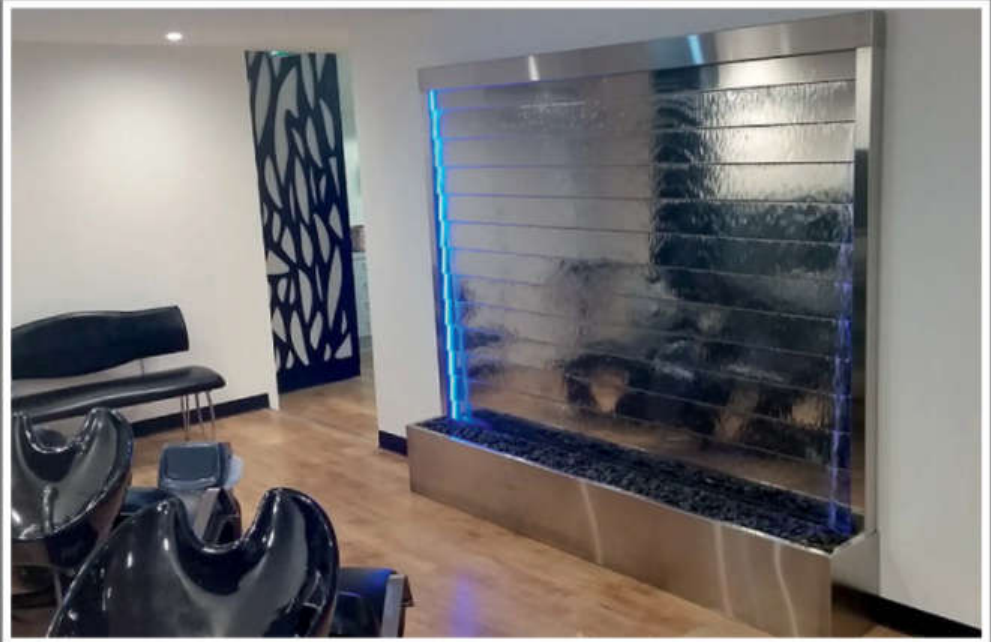
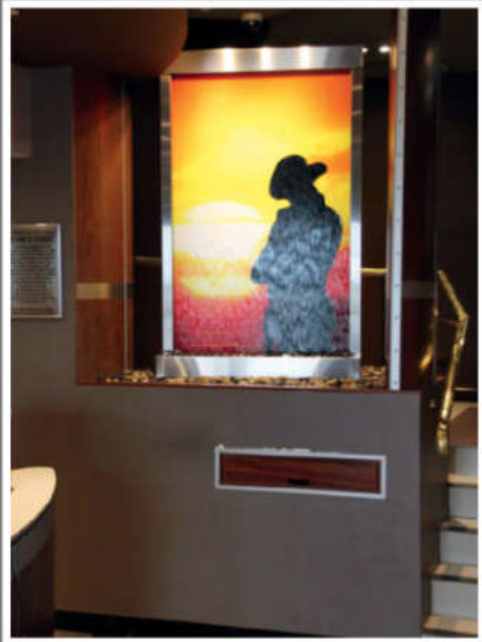
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Management Environmental*

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*Silver Award for Residential  
Design \$50,000 - \$150,000*

*AGSS - Australian Garden Show  
Sydney Bronze Medal*

## 2013

*AILDM Silver Award for  
Residential Design over \$150,000*

*AILDM Gold Award + Best in  
Category for Landscape  
Management*

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# PRODUCTS

*The finishing touches for  
inside and outside the home*

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# **Shimmer and sparkle**

*Not only is this pool interior lining durable, it also creates  
a spectacular diamond-like clarity*





Imagine your swimming pool shimmering with the sparkle of a thousand flawless diamonds, adding elegance to your pool and surrounding area. For style, quality and entertainment value, it's hard to go past the enduring beauty of Designer Beadcrete.

With its patented glass bead technology, Designer Beadcrete adds a diamond-like shimmer and clarity to pool water. Designer Beadcrete contains a mixture of coloured irregular glass spheres and clear-glass round spheres. These spheres are embedded in

*Whether a pool is recently built or has become old and tired and could use a much-needed facelift, Designer Beadcrete offers a wide range of contemporary finishes.*

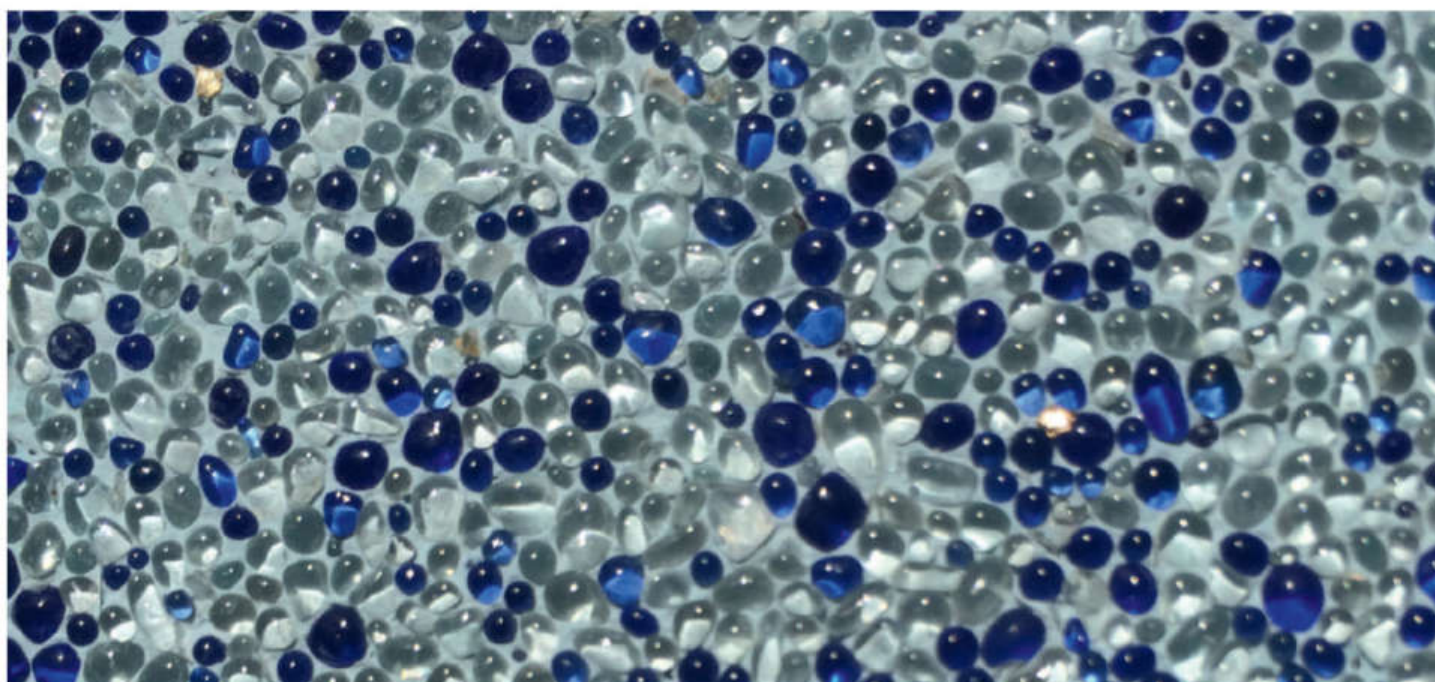
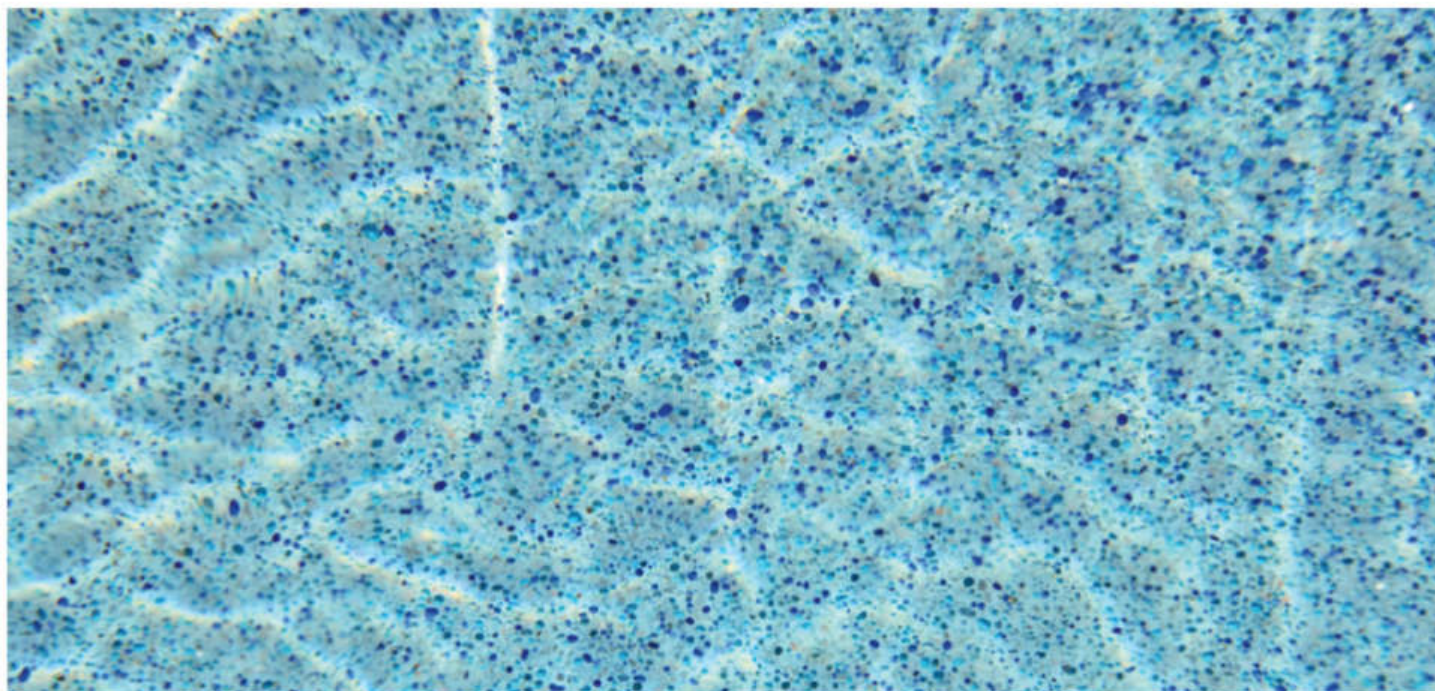
a unique cement mix that contains a number of patented additives. The result is a pool interior of absolute durability, which reflects sun and artificial light throughout the water, bringing a spectacular and elegant look to any concrete shell pool. Whether a pool is recently built or has become old and tired and could use a much-needed facelift, Designer Beadcrete offers a wide range of contemporary finishes.

The options will satisfy customers with young families or grandchildren, and those who are happy with standard pool aesthetics but want durability, performance and safety. Designer Beadcrete's softness and smoothness

**LEFT** Islands Range, Capri colour.  
By Mermaid Pool Interiors.



## ENDURING BEAUTY



will leave you without the worry of bleeding fingers and toes often associated with standard pebble pool finishes. Instead, enjoy a relaxing carefree swim.

Designer Beadcrete is easily installed by an experienced pool interior applicator and suited to any concrete pool or spa, regardless of shape or size. When manufactured in pre-mixed bags, Designer Beadcrete patented pool interiors come with a seven-year written materials warranty for residential use. Commercial warranties are also available on a project-specific basis. Quality assurance includes testing by the University of New South Wales (UNSW) for durability and performance with

proper installation in compliance with the Designer Beadcrete specifications.

Designerite, the Australian supplier of Designer Beadcrete, also provides a wide range of pool interior supplies and caters for builders and applicators who prefer to mix their own materials on-site. Coloured and clear glass beads; Sky Pebble; white and off-white cement; and finishing tools are available through Designerite outlets and distributors.

Designer Beadcrete also has a brand-new, 100-per-cent glass bead range, the Crystal range, to complement its existing Islands range. The new Crystal range has many years of development behind it and is believed to be

**TOP** Close up of Islands Range, Capri.

**ABOVE** Crystal Range, Corfu colour.

the only patented, 100 per cent glass interior on the market and creates a pool finish with quality, elegance and durability.

The Designer Beadcrete Crystal range will satisfy all pool owners' dreams. **BH**

### more info?

Designerite

[designerite.com.au](http://designerite.com.au)





Designer Pool Coatings  
are beautiful, different  
and personal.

**Imagine your swimming pool shimmering with the sparkle of a thousand flawless diamonds, adding an unsurpassed elegance to your pool and surrounding area. For unmatched style, quality and entertainment value, the enduring beauty of Designer Beadcrete, will satisfy your every want and need.**

Designer Beadcrete has revolutionised the “pool interior finishes” industry, with its patented glass bead technology that truly adds a diamond-like shimmer and unrivaled clarity throughout your pool

water. Designer Beadcrete contains a mixture of coloured irregular glass spheres and clear glass round spheres. These ‘spheres’ are embedded in a unique cement mix that contains a number of patented additives. The result is a pool interior of absolute durability, which reflects sun and artificial light throughout the water, bringing about a spectacular and elegant look to any concrete shell pool. Whether it is recently built or has become old and tired and could use a much-needed facelift, Designer Beadcrete offers a wide range of contemporary finishes to match your own desires.

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# Outdoor heating, anywhere, anytime

*Spend time outside all year with these new energy-efficient outdoor heating options*

**T**he temperature may fall, but outside heaters mean families can enjoy the outdoors throughout the year. And the good news is that not only can you stay toasty warm regardless of the weather, you can also forget about hefty energy bills.

## HEATSTRIP CLASSIC

A stylish electric radiant heater, Heatstrip Classic provides even and comfortable heat. With a distinctive slim profile and black face, the Heatstrip Classic blends elegantly into any decor. According to Thermofilm Australia, it is one of the most energy-efficient heaters available, with running costs starting from just 30 cents per hour.

Heatstrip can be used anywhere around the home, including houses and apartments with undercover outdoor living and alfresco dining areas such as barbecue zones, patios, verandahs, courtyards and balconies. They can even be installed under an umbrella.

Accessories allow Heatstrip Classic to be

flush-mounted in a ceiling for a high-end, streamlined look, and when an area has high ceilings, the units can be lowered with extension poles and suspension chains. A range of other mounting options are also available, depending on the layout of the space to be heated and type of overhead structure.

Following its popularity in coastal areas, Heatstrip Classic now has superior corrosion protection thanks to its unique alloy casing, making it ideal for all locations.

Heatstrip has no internal moving parts, ensuring silent and maintenance-free operation. An optional timer provides automatic switch off and temperature control.

## HEATSTRIP MAX

Heatstrip Max is suitable for open sites and those permanently exposed to the weather. In addition to areas such as open courtyards and verandahs, Heatstrip Max is ideal for beer gardens and any alfresco spots not fully protected from the weather, including coastal

locations or where more intense heat is required.

A unique feature of the high-temperature infra-red heater is Heatstrip Max's low-glow incoloy element. Like all Heatstrip heaters, this unique element is designed, engineered and assembled in Australia. Traditional infrared systems have a blinding glow that is distracting, obtrusive and wastes energy producing its high glow. However, even though Heatstrip Max has a heat output of up to 700°C, it is still very energy efficient.

Another advantage of the dual-element Heatstrip Max is its ability to be used on ceilings up to 3.5m high. Built to commercial-grade quality, it comes with ceiling, wall, chain/wire and pole suspension-mounting options and can be supplied with a lead and plug for easy DIY installation (Model THX2400 only).

All Heatstrip heaters are fully designed, engineered and assembled in Australia for Australian conditions and come with a two-year full replacement warranty for residential applications.





## ENERGY-SAVING SOLUTION

Thermofilm has been manufacturing innovative, stylish and energy-efficient products for more than 20 years and its new range, Envirotouch, continues this tradition. Envirotouch is a unique range of intelligent, timer-based switches that provide simple control of applications all around the home, including small appliances, heated towel rails, lights, heaters and exhaust fans.

The four point-of-use Envirotouch models allow you to automatically select the running time from multiple pre-set options at the touch of a button. Consistent

*Controlling use can significantly reduce your power bills, energy consumption and your carbon footprint.*

use can significantly reduce your power bills, energy consumption and your carbon footprint. Controlling the use of appliances ensures devices do not run excessively and burn out, reducing potential risk of fire or injury.

These intelligent energy-savers are cost-

effective and can be installed immediately to existing switches and sockets, or installed in new projects. Envirotouch can be used across residential, commercial and institutional applications for improved efficiency and to reduce your power bill. Available at Bunnings and electrical wholesalers.





## WINTER WARMERS

### STYLISH, DURABLE AND ENERGY-SAVING

Using traditional European design and functionality, the stylish Bliss EURO series will blend elegantly into any interior. Supplied with wall-mounting brackets and a castor wheel set for optional portability, the Bliss EURO features clear and simple controls, with an adjustable thermostat and 24-hour timer. Product reliability is ensured with a no-fuss two-year replacement warranty. Ideal for living areas, bedrooms and bathrooms, there are four model sizes (from 1000W to 2400W) to suit your exact needs and budget.

### COST-EFFECTIVE HEATING

The unique X-shaped heating element used within the Bliss EURO is engineered with maximum surface area to provide efficient heat exchange with minimal operating costs. Save money and energy with the 24-hour timer, which can reduce operating costs by ensuring the Bliss EURO is on when you need it and off when you don't. Creating a customised program to suit your lifestyle is easy with the 24-hour timer, easy-to-use thermostat controls and user-friendly instruction manual.



*A convective panel heater that blends into any interior with ease.*



### NATURAL, EFFICIENT, AND HEALTHY HEAT

The combination of natural convective currents and radiant heat quickly warms you and the space around you. The natural convective currents allow for minimal circulation of dust, pollens and germs, making the Bliss EURO the ideal choice for asthma, allergy and hay fever sufferers.

### PEACE OF MIND

The Bliss EURO range of convective panel heaters complies with both Australian and New Zealand electrical standards. Safety features include an independent on/off switch and power-on button, inbuilt auto-reset thermal cut-out, child-safety lock function and rounded corners. With solid metal casing and no moving parts, trouble-free operation is guaranteed. **BH**

### more info?

Thermofilm Australia  
03 9562 3455  
[thermofilm.com.au](http://thermofilm.com.au), [envirotouch.com.au](http://envirotouch.com.au)





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Heatstrip® by Thermofilm is the cost effective electric radiant heater that unites efficiency with style. Ideal for your al-fresco and outdoor entertaining area, pergola, patio, balcony. Even your garage, shed or hard-to-heat indoor space.

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**A**xi is a ceramic material that rediscovers, with surprising realism, all the beauty and uniqueness of irregular veining caused in nature by weather.

It interprets, in a contemporary manner, different timber essences enhanced by the natural ravages of time on surfaces rich in contrast. The vital energy of timber filters through the full-body coloured porcelain stoneware, in which every detail accentuates the marked character of the material that inspired the collection.

The look of natural timber combines with the advantages of porcelain stoneware — an anti-slip, anti-frost,

anti-thermal shock- and weather-resistant material.

Axi is suitable for indoor and outdoor venues requiring excellent technical performance, guaranteeing the highest safety and the perfect continuous effect from living room to garden. **BH**

## more info?

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FEELING FRESH

# Pure pool

*For a truly chlorine-free pool, Waterco's Hydroxypure has the refreshing feel of a natural spring*

**W**aterco's Hydroxypure water treatment system is set to make a splash in the minds of pool owners across the globe. For pool water that is completely free of odours and taste, while being soft and gentle on the skin and even eliminating the need for showering post-swim, Hydroxypure is a dream.

This is fantastic news for those looking for a healthy alternative to chlorine. Endorsed by the National Asthma Council Australia and approved by its Sensitive Choice program, Hydroxypure is recognised as a product that is supportive of asthma and allergy care.

A pure alternative to traditional sanitisers, Hydroxypure eliminates regular consumables such as salt, chlorine and stabiliser. It also allows your family to swim in fresh, clean water. Hydroxypure is especially suited to indoor pools as the fresh water ensures high air quality and no chlorine smell. Chlorine- and salt-free, Hydroxypure is also good news for those with eczema and allergies. Enriched with oxygen, it's the only sanitisation system to receive a tick of approval from the National Asthma Council Australia. Gold Coast-based inventor Nick Briscoe was inspired to come up with a chlorine-free pool to enable his youngest son Dalton, who suffers from eczema, to swim in the family's pool.

With minimal maintenance required, Hydroxypure is an affordable solution which can be installed in new swimming pools or retrofitted to salt or chlorinated pools. Setting it apart from traditional sanitation systems is its fully automated sanitisation and pH control, making Hydroxypure highly effective in maintaining pool sanitisation and water chemistry.

"The Hydroxypure system is fully automated for complete peace of mind," says Bryan Goh,

Waterco director. "It continually sanitises your swimming pool by testing the water and automatically maintaining optimum levels of residual sanitiser. It is also able to cleverly adjust its dosing, responding to high bathing loads, hot weather, rain and pool top-ups.

"The pH level of your pool's water is also automatically adjusted, ensuring optimum water quality and protecting you and your pool from less-than-favourable conditions."

Once a Hydroxypure system is installed, your pool has the ability to take care of itself, including stain-free splash marks on the glass pool fences. Waterco's Hydroxypure also extends the life of the pool surface, pool equipment and surrounding landscaping.

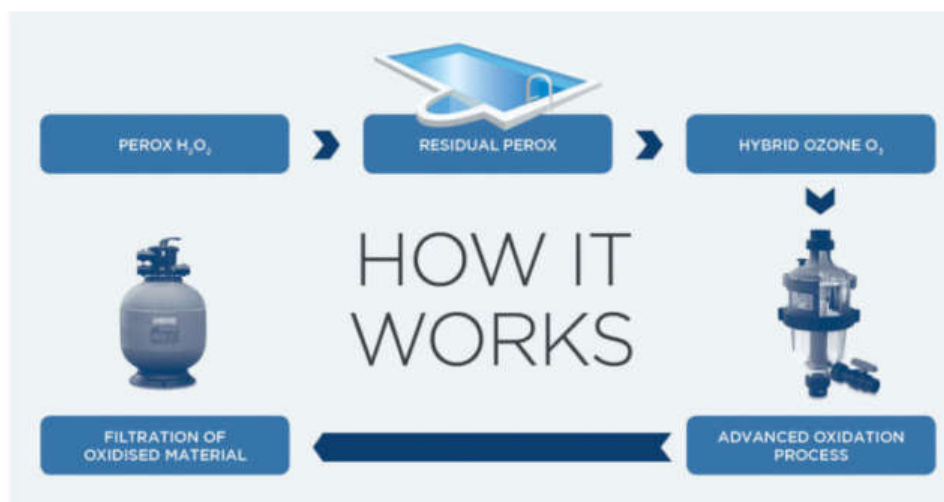
Waterco has simplified advanced drinking water treatment technology and applied it to treating swimming pool water. The Hydroxypure sanitisation system is based on the Advance Oxidation Process (AOP), which combines Perox,

a hydrogen peroxide-based sanitiser, and hybrid ozone to enhance the sanitisation process. AOP has the superior ability to remove bacterial threats more effectively than any other oxidation process currently available on the market.

The use of ozone and Perox together increases active oxygen levels in the water. The synergy ensures the safety of your water environment without creating harmful chemical by-products. The end result is a swimming pool that's totally chlorine-free and enriched with oxygen, making it one of the most significant innovations in pool water treatment in 20 years. **BH**

## more info?

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WA: 08 9273 1900  
NZ: 09 525 7570  
[waterco.com](http://waterco.com)  
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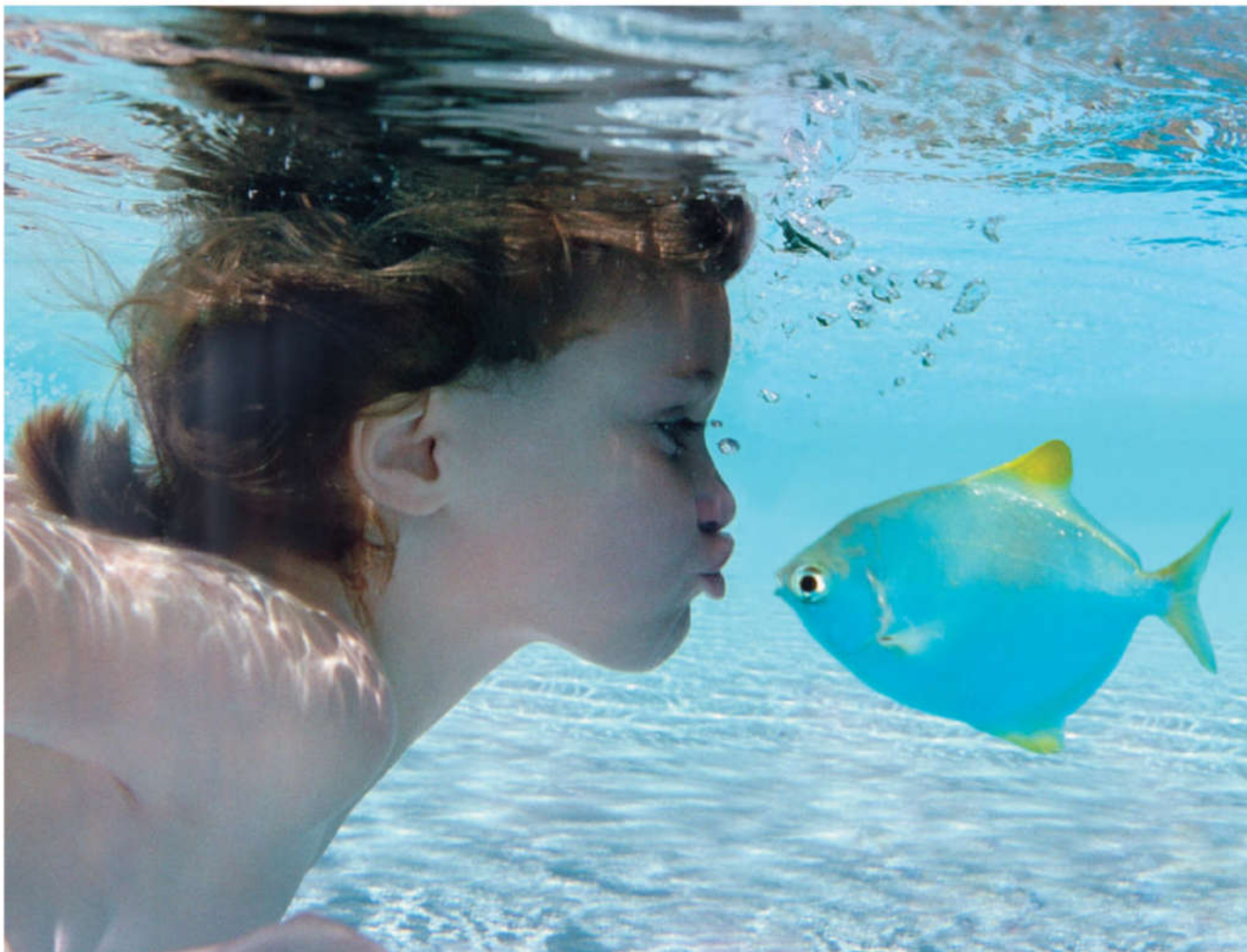




# Hydroxypure

chlorine free system

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A SWIM IN A NATURAL SPRING.



A chlorine free swimming pool that's free of odours and taste, soft and gentle on the skin – what's more, no shower required after swimming. Just like a refreshing swim in a natural spring.

Great news for swimmers, people with allergies and asthma, the environment and the pool itself.



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# Best of the best

*We chat to Gary Takle, host of Australian home show*  
**Australia's Best Houses,**  
*about the series and the release of the DVD box set,*  
**Best Houses Australia**



If you love home shows such as *Grand Designs* and *Escape to the Country*, chances are you will really love *Australia's Best Houses*. Each episode walks the audience through some of the most visually stunning residences across the country. From sprawling country estates to urban homes in compact spaces, viewers get an up-close look inside some of the most inspiring dwellings around, while in-depth interviews allow them to meet the professionals who create them.

Hosted and produced by TV personality Gary Takle, *Australia's Best Houses* currently broadcasts on national free-to-air TV (7TWO) and has solid and consistent ratings of 300,000-plus viewers. Keep an eye out for new seasons later this year and in 2016.

Here, we chat with Gary about the show and the release of the DVD box set.

**Hi Gary, can you please tell us about your background?**

I used to be the publisher of *Abode Magazine* and have also written 17 books on house and garden design. It's my passion.

**What do you think the current "trends" are?**

In Australia at the moment, it is really anything goes. We have a strong modern movement and an emergence of more traditional architecture.

**What qualities in a well-designed home really stand out for you?**

Homes that have been decorated with personal mementos. I really loved a home that we filmed recently where they had taken all their family photos and printed them in black and white and put them up in various-sized white frames. It not only looked great, but also had meaning.

**What has been your favourite house on the show so far?**

When I first started shooting the show, I had a real penchant for modern, clean lines, but recently I've moved my affection to the Hamptons style. I really love the character that style of home emanates. We filmed a beautiful Hamptons-style home in Perth earlier this year and it sold for \$10 million.

**What do you look for in the houses that you visit?**

Believe it or not, it's the story of the people that really makes a house. I've been in some pretty amazing houses but the people have been cold. It's people who make a home. I especially love it when you can see the personalities of the owners in the decoration.

**How far do you think the green movement has come in buildings?**

Sustainability is a good key in house

design. Our houses are going to have to become smaller, not just because too many materials are needed to build them, which hurts our environment, but because we need to conserve space as urban sprawl is becoming a real issue.

**Are all the houses on the show designed by architects or building designers?**

We have no preference for who has designed the home. We have featured some owner-builders — sometimes they have the best stories.

**Are you finding more people using professionals to design their homes versus builders' project homes?**

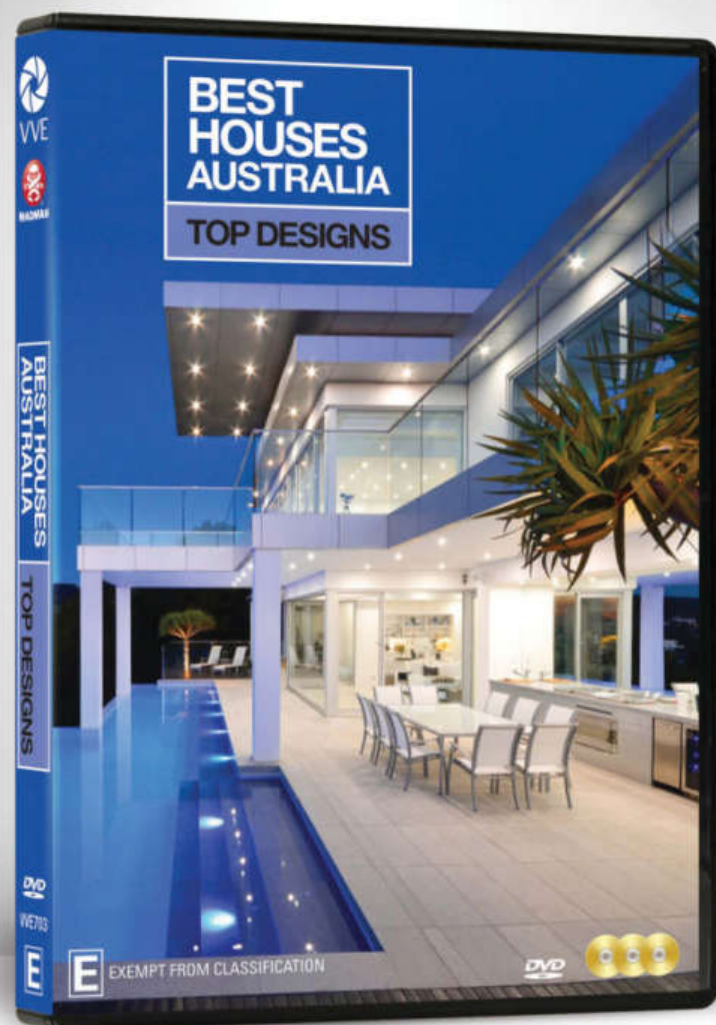
There is a real mix. Those who have more money can afford the more expensive professional work and of course are going to get a better result, but the lower socio-economic end of the market project homes fit the bill in that price range.

**How many episodes on the DVD?**

We have filmed more than 400 houses for the show. The DVD box set features 24 episodes of the show. I've chosen my favourite homes that have some good stories, too.

**The *Best Houses Australia* DVD box set is on sale now at JB Hi-Fi — SRP \$39.95 BH**





# Design ideas that will inspire!

'Best Houses Australia - Top Designs' brings to life the heart and soul of everything house and home. Author and Host, Gary Takle, has handpicked 24 Top Design episodes, which walks viewers through some of the most exciting and visually stunning houses in the country. From sprawling country estates to urban homes in compact spaces, viewers of 'Best Houses Australia' get an up-close look inside some of the most inspiring dwellings around, while in-depth interviews allow them to meet the professionals who create them. Whether you have a small budget or money is of no concern viewers will be able to glean some ideas they can use in their homes.



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